

FOR LEASE

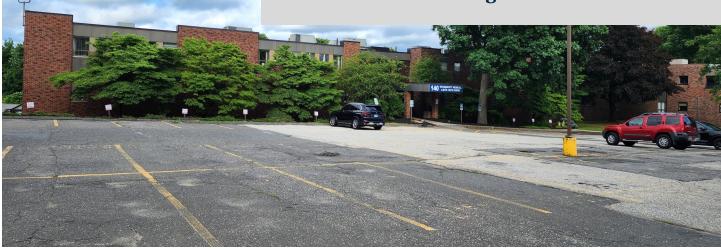
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140 Grandview Ave Suite L06 Waterbury, CT 06708 Grandview Executive Suites
Vibrant Professional Office/Medical Building
Easy Access to I-84 & RT 8
Multiple Suites Available

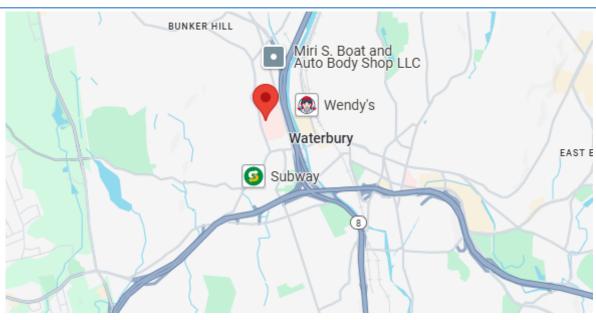
Individual Suites from \$500.00 Per Month Including Utilities



PROPERTY DATA FORM

PROPERTY ADDRESS 140 Grandview Ave, Suite L06
CITY, STATE Waterbury, CT 06708

| BUILDING INFO | | MECHANICAL EQUIP. | |
|-------------------|------------------|---------------------------------|--|
| Total S/F | 31,740 +/- | Air Conditioning | Central |
| Number of floors | 3 | Sprinkler / Type | Yes |
| Avail S/F | 1,554 +/- | Type of Heat | Gas F/A |
| | | Elevator | Yes |
| | | OTHER | |
| Ext. Construction | Brick | Acres | 4.04 |
| Ceiling Height | 9' | Zoning | СО |
| Roof | New Composite | Parking | 300 spaces |
| Date Built | 1974 | State Route / Distance To TAXES | < 1 mile to I-84 & RT 8 |
| UTILITIES | Tenant to Verify | Assessment | _ |
| Sewer | City | Appraisal | |
| Water | City | Mill Rate | |
| Gas/Oil | Gas | Taxes | |
| Electrical | 100 Amps | TERMS | |
| | | Lease Rate from | \$500 Per Month Including Utilities |



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