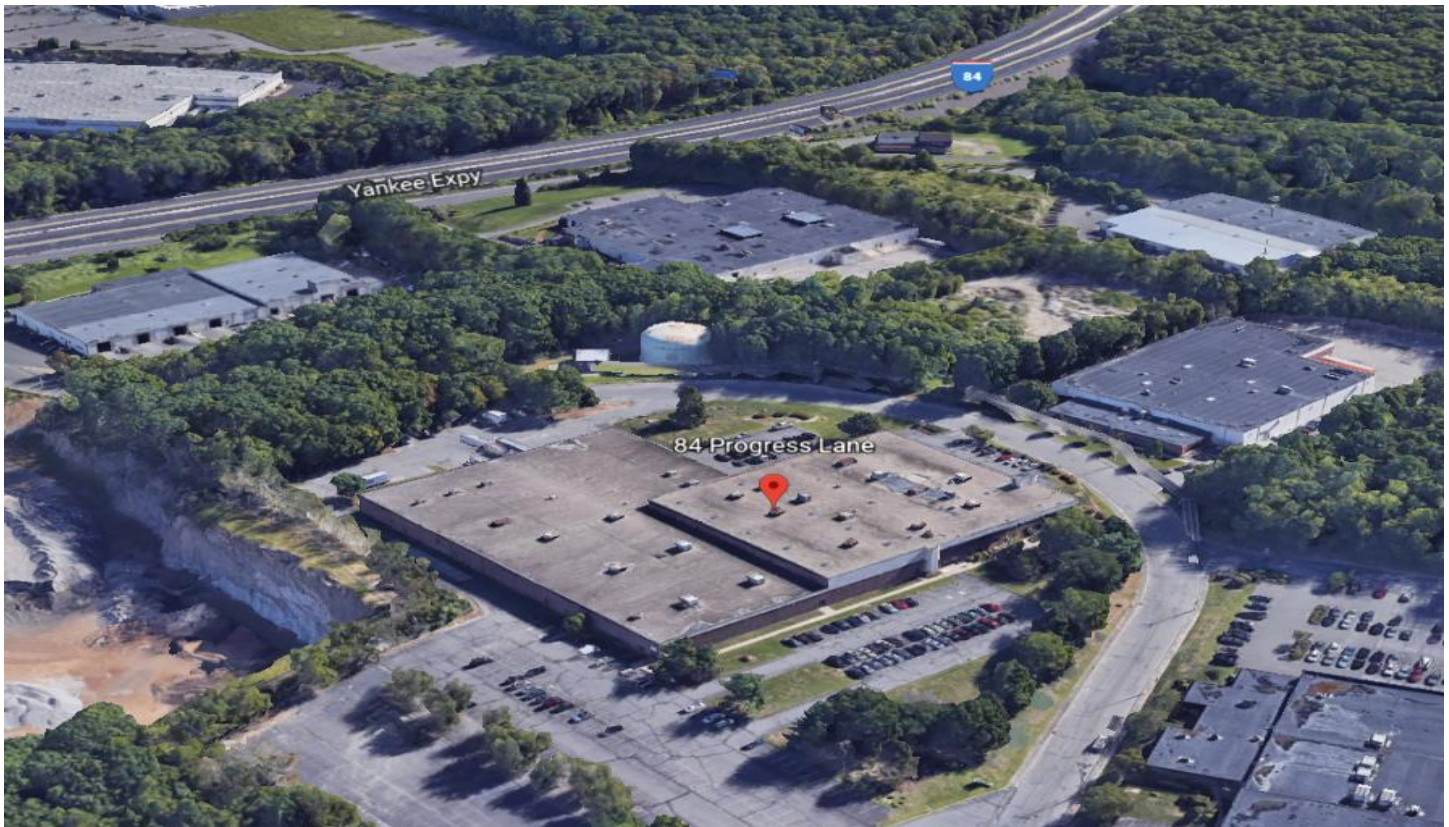


FOR LEASE



84 Progress Lane Waterbury, CT 06705

20,000 +/- S/F of 2nd Floor Office Space Available

Former Banking Headquarters

Office Park Setting Located Right off I-84 on the City Bus Line

Elevator

Abundant free on-site parking

6 T1 phone lines with capacity for 25 sub-lines off each

Professionally managed and owned

Offered at \$6.95-\$10.00 PSF + NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		84 Progress Lane	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	150,000 +/-	Air Conditioning	Yes / Trane Units
Number of Floors	2	Sprinkler / Type	Yes
Avail S/F	20,000 +/-	Type of Heat	Gas / Trane Units
		OTHER	
Ext. Construction	Brick/Block	Acres	15.3
Ceiling Height	12'	Zoning	IP
Roof	Carlisle Membrane	Parking	Ample
Date Built	1982	State Route / Distance To...	5 mi RT 8 / .5 mi to I-84
UTILITIES		TAXES	
Sewer	City	Assessment	
Water	City	Mill Rate	
Gas/Oil	Gas	Taxes	
Electrical	2500Amps / 3 Phase/ 227/480v	TERMS	
		Lease	\$6.95-\$10 PSF NNN



