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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SUB-LEASE



**4,700 +/- S/F Professional/Medical Space
Ideal for Office & Business Professionals
Close to Waterbury Hospital
Open Floor plan with Ten Perimeter offices
& 2 Bathrooms**

**Sublease Up to Or Thru February 28, 2033
Lease Price: \$19 PSF + Utilities**

**87 Grandview Ave
Waterbury, CT 06708**

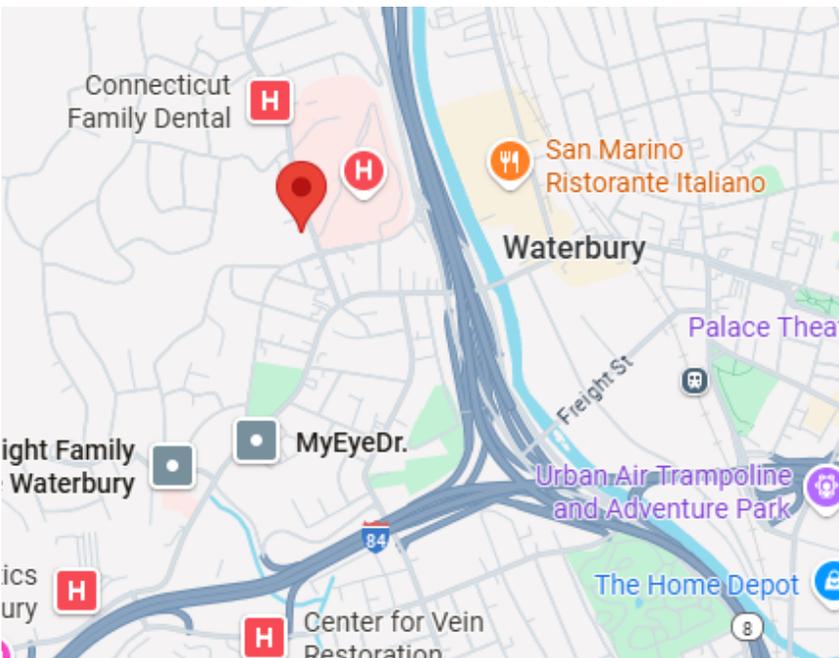


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PROPERTY DATA FORM

PROPERTY ADDRESS	87 Grandview Ave
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,700 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	N/A
Avail S/F	4,700 +/-	Type of Heat	Heat Pump
		OTHER	
Ext. Construction	Brick / Solid	Acres	2.56
Roof	Composite Built Up	Zoning	CO
Ceiling Height	8'	Parking	Ample
Date Built	1918	State Route / Distance To...	RT 8
		TAXES	
		Assessed	
		Appraised	
		Mill Rate	
		Taxes	
		TERMS	
		Sublease	\$19 PSF + Utilities
UTILITIES		Tenant to Verify	
Sewer	Septic		
Water	Well		
Gas/oil	Oil		
Electric	Eversource		



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Godin Property Brokers, LLC

★★★★★ Commercial / Industrial

