

FOR LEASE



**276 Highland Ave
Waterbury, CT 06708**

Come Join a Highly Visible Building

Great Location with Easy Access to I-84 & RT 8

1,300 +/- S/F of Office Space Ideal for Various Uses

Including Medical or Professional

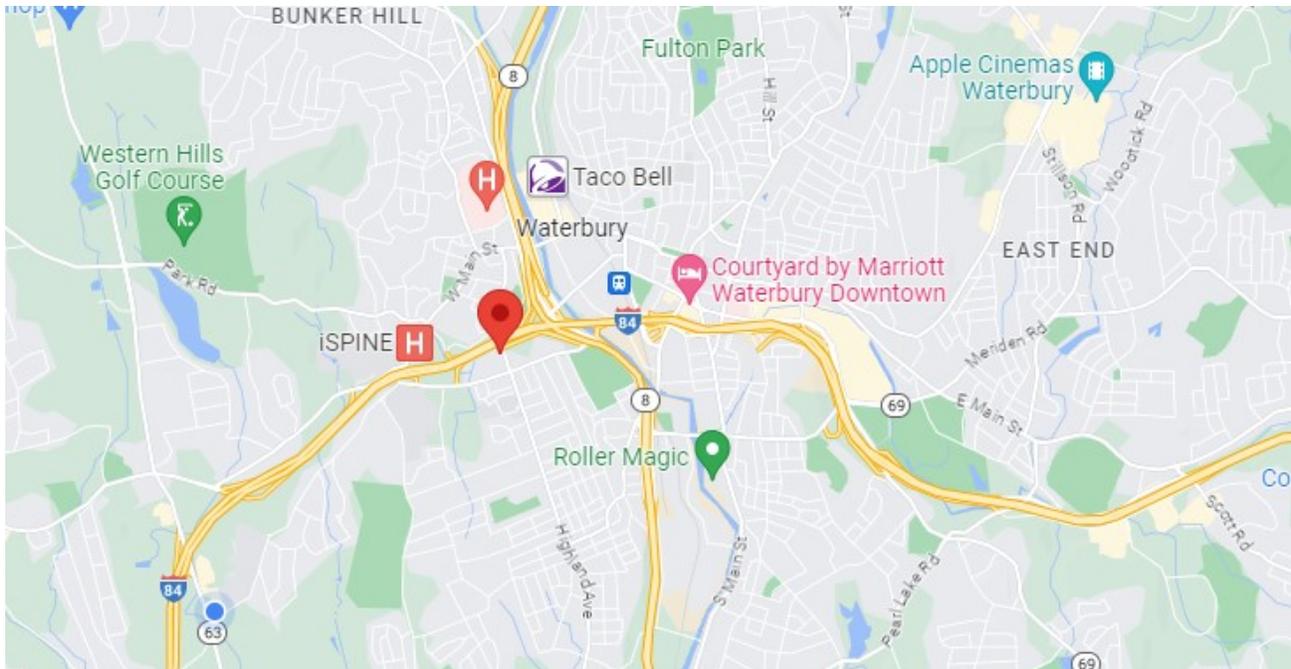
6 Offices, Reception/Waiting Area, Break Room+ En Suite Bathroom

Plenty of On Site Parking

Lease rate: \$1,700 Gross + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		276 Highland Ave	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,865 +/-	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	
Avail S/F	1,300 +/-	Type of Heat	Gas
Ceiling Height	8'	OTHER	
Roof	Asphalt	Acres	
Ext. Construction	Wood	Zoning	
Date Built	1990	Parking	Ample
		State Route / Distance To...	Immediate access
UTILITIES		TAXES	
Sewer	City	Assessment	
Water	City	Mill Rate	
Gas	Yankee gas	Taxes	
Electrical	200 amps	TERMS	
		Lease	\$1,700 Gross + utilities



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