

FOR LEASE



**211 Schraffts Drive
Waterbury, CT 06705**

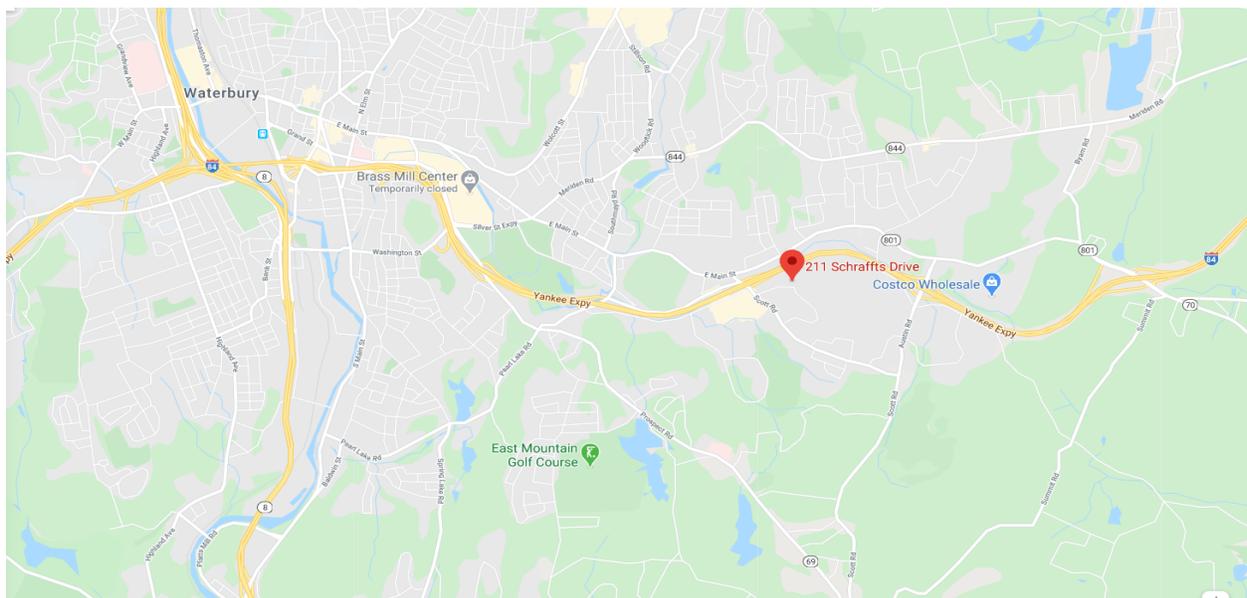
**Affordable Professional Office Space 700 - 5,200+/- S/F
Several Suite Options Available
Conveniently Located Just off I-84 in Waterbury
Join Several other Professional Groups in this Small
Well Kept Office Park**

**Lease From: \$1,150.00 Gross + Utilities or
\$14 PSF Gross For Larger Suites**



PROPERTY DATA FORM

PROPERTY ADDRESS		211 Schraffts Drive	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	13,600 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	6,000 +/-	Type of Heat	Forced Hot Air
Divisible to	700 +/-	OTHER	
Drive in Doors		Acres	
Ext. Construction	Wood siding	Zoning	CA
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To...	2/10- I84
Date Built	1973	TAXES	
UTILITIES		Assessment	
	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical		Lease from	\$1,150.00 Gross + Utilities



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700 +/- S/F - 1st Floor : \$1,150 Gross + Utilities
Open Reception Area , En Suite Bathroom, with Multiple Offices
New Flooring & Paint



2,552 - 5,200 S/F Office Space
Several Suites That Can Be Combined
En Suite Bathrooms, Conference Room, Kitchenette

