

FOR LEASE



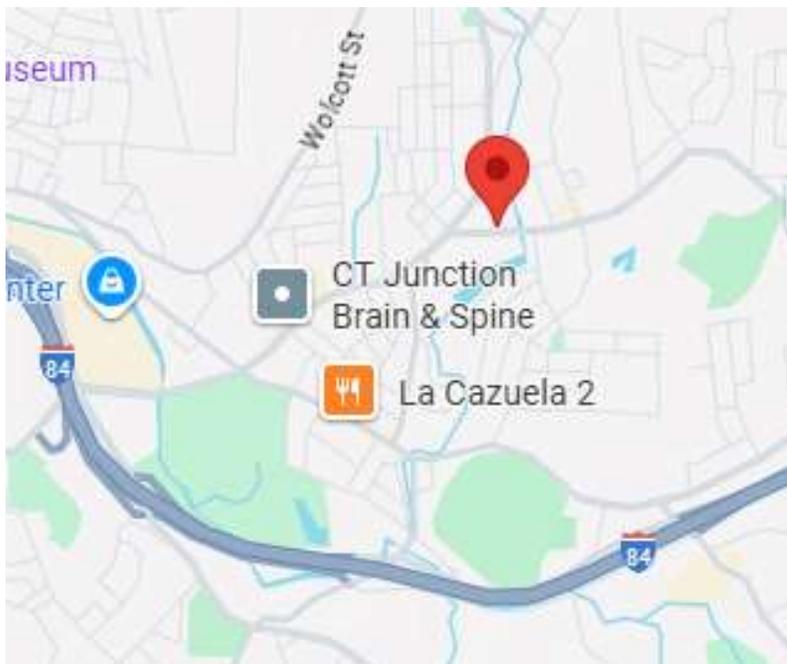
Prime Freestanding Medical/Professional Office Building
1,509 +/- S/F Available
Several Private Offices & Open Workspace
Flexible Layout Ideal for Professional Office or Retail Use
Full Rear Parking Lot for Staff & Clients
Excellent Visibility & Signage Opportunities on Busy Meriden Rd
Lease \$2,000.00/mo Gross + Utilities



*447 Meriden Road
Waterbury, CT 06705*

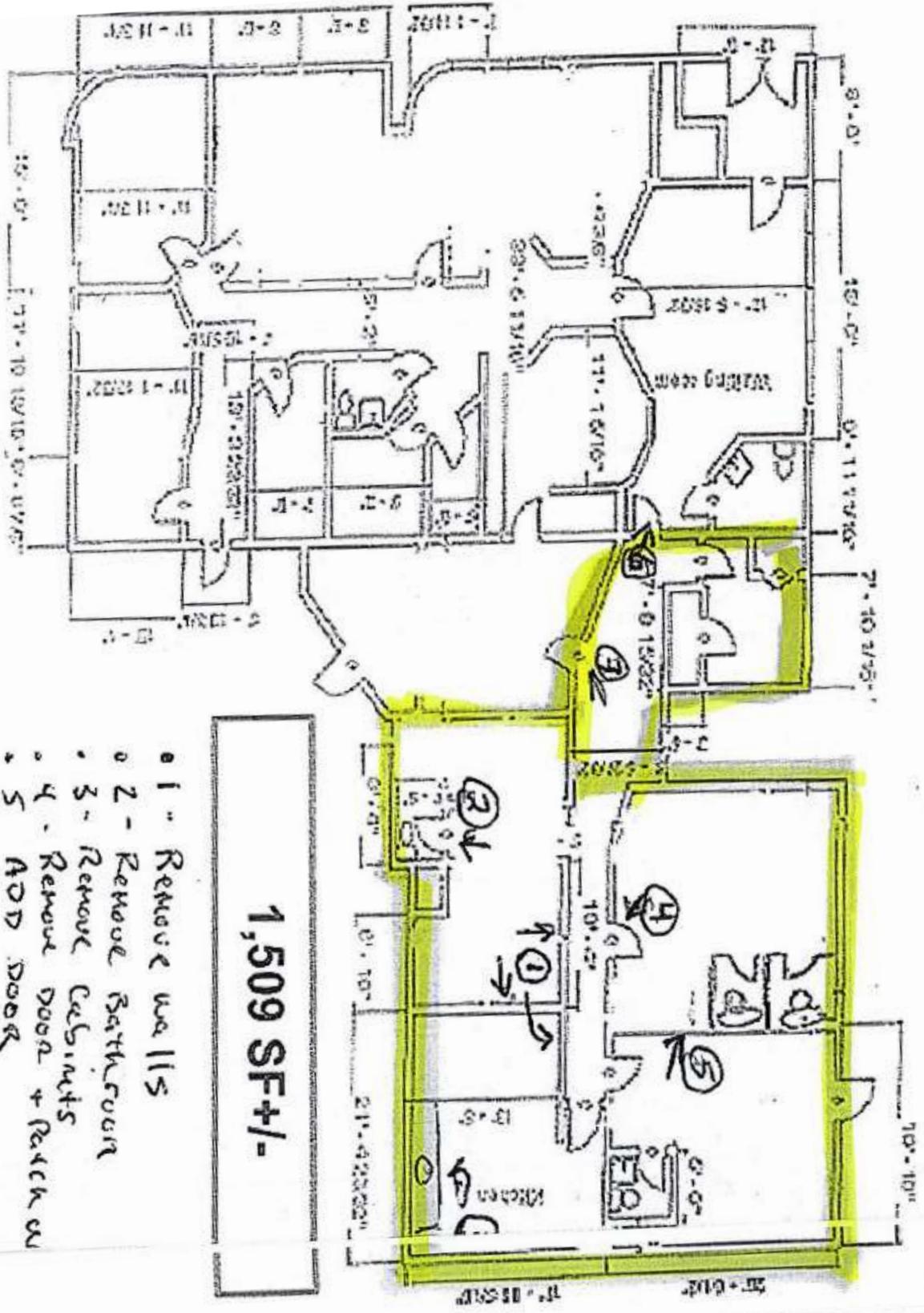
PROPERTY DATA FORM

PROPERTY ADDRESS		447 Meriden Road	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,100 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	1,509 +/-	Type of Heat	Gas - Forced Air
		OTHER	
		Acres	.47
		Zoning	CG
Ext. Construction	Stucco	Parking	Rear Parking Lot
Ceiling Height		State Route / Distance To...	
Roof	Asphalt	TAXES	
Date Built	1969	Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas/Oil	Gas / Eversource	TERMS	
Electrical	Eversource	Lease	\$2,000 /mo Gross + Utilities



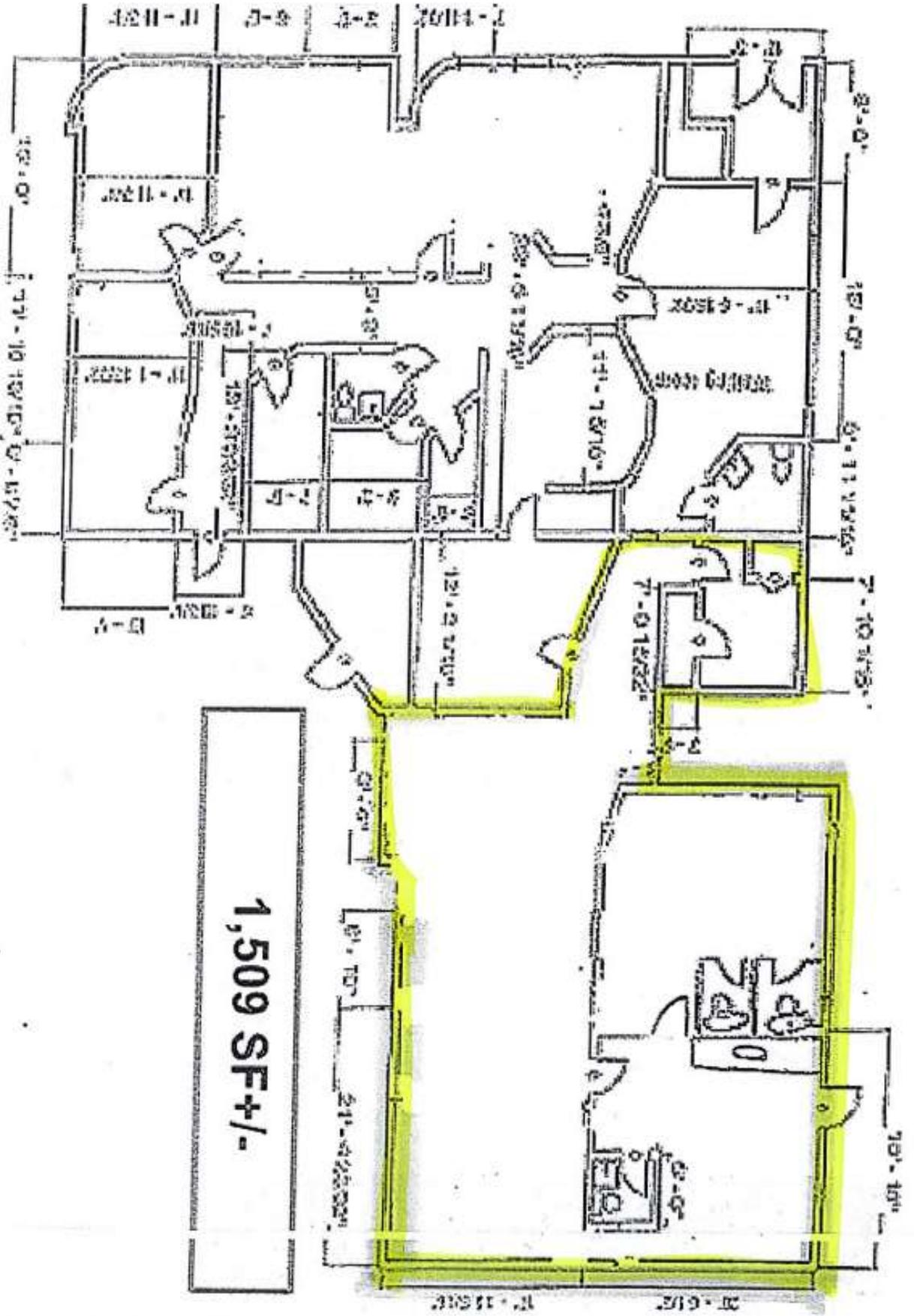
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1,509 SF +/-

- 1 - Remove walls
- 2 - Remove Bathroom
- 3 - Remove Cabinets
- 4 - Remove Door + Patch w
- 5 ADD DOOR
- 6 Remove door + Patch wall
- 7 Install emergency door Ab.



1,509 SF +/-