

FOR LEASE



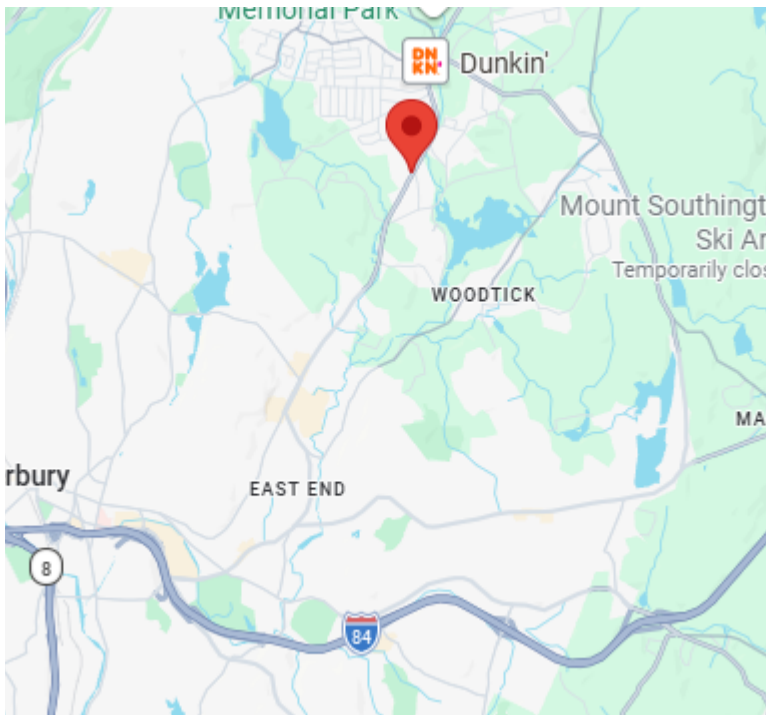
**503 WOLCOTT ROAD
WOLCOTT, CT 06716**

Professional/Medical Office Space Available
Modern, Well-Appointed Space Currently Configured for Medical Use
Two Main Level Suites
Suite 1A: 3,210 +/- S/F
Suite 1B: 3,210 +/- S/F
Ideal for Medical, Dental or Professional Office Users
Excellent Visibility with Ample On-Site Parking
Lease Rate: \$19 PSF + NNN + Utilities

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS		503 Wolcott Road	
CITY, STATE		Wolcott CT, 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,846 +/-	Air Conditioning	Central Air
Number of Floors	3	Sprinkler / Type	
Available S/F	6,420 +/-	Type of Heat	Gas F/A
Will Subdivide to	3,210 +/-	OTHER	
		Acres	.86
		Zoning	GC
Ext. Construction	Wood/Vinyl	Parking	Ample
Ceiling Height	9'	State Route / Distance To...	
Roof	Gable - Shingles	TAXES	
Date Built	2005	Assessment	
UTILITIES		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas/Oil	Gas	Lease	\$19 PSF + NNN + Utilities
Electrical	200 Amps	Nets	\$5.55 PSF



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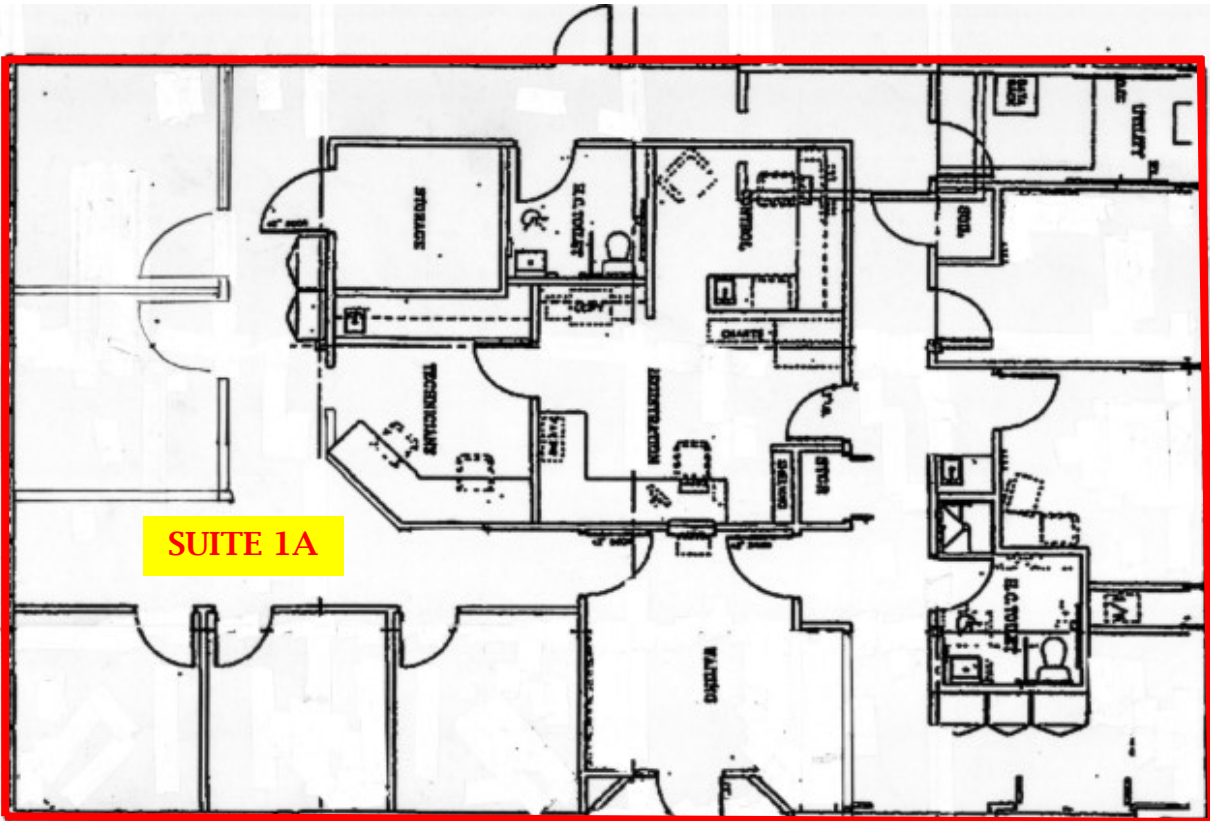


Suite 1A
3,210 +/- S/F

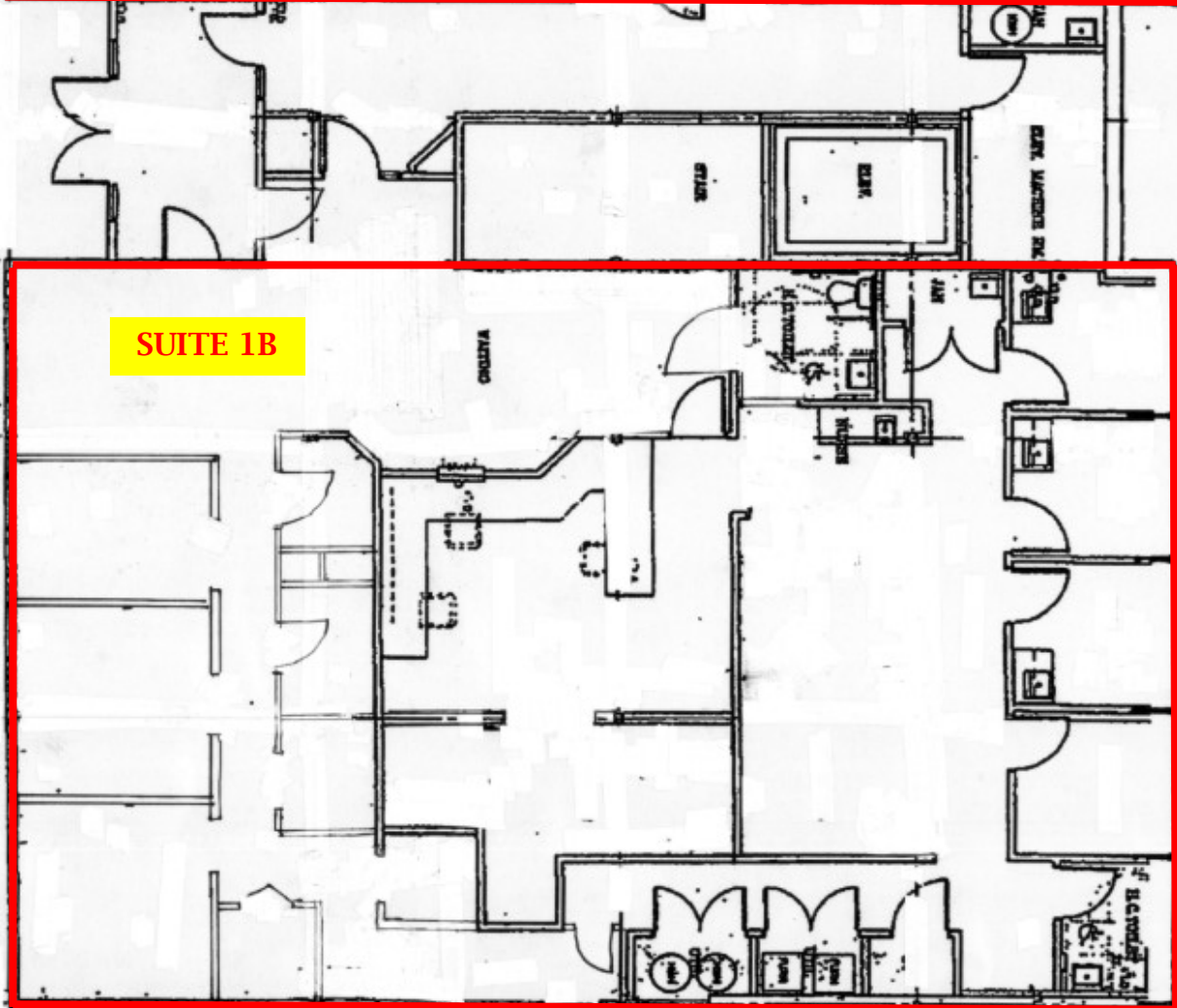


Suite 1B
3,210 +/- S/F





SUITE 1A



SUITE 1B

