

FOR LEASE



**132 Grand Street
Waterbury, CT 06702**

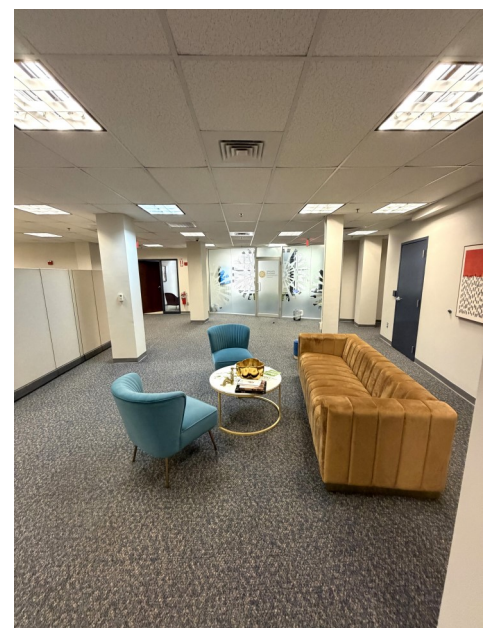
5,300 +/- S/F

**Stunning Office Space on the 2nd Floor
Previous Webster Bank's Executive Offices
Elevator to Private Floor - Great Location Downtown
Walking Distance to the Courthouse
Ideal for all Professional Users
Lease Asking Price: \$14 PSF + Utilities**



PROPERTY DATA FORM

PROPERTY ADDRESS		132 Grand Street	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,984 +/-	Air Conditioning	HVAC
Number of floors	3	Sprinkler / Type	Yes
Avail S/F	5,300 +/-	Type of Heat	Forced Hot Air
		Elevator	Yes
Ext. Construction	Brick	OTHER	
Ceiling Height	10'	Acres	.12
Roof	Flat	Zoning	CBD
Date Built	1911	Parking	On Street/Municipal lot
		State Route/ Distance to...	2/10 - I-84
		TAXES	
UTILITIES		Assessment	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas	EverSource	Taxes	
Electrical	800 Amp	TERMS	
		Lease	\$14 PSF + Utilities



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★★★★★ Commercial / Industrial

