

**Godin**  **Property Brokers** LLC  
★★★★★ Commercial / Industrial  
**FOR LEASE**

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Middlebury, CT, 06762



**134 -140 Grandview Ave**  
**Waterbury, CT 06708**

**Professional / Medical Office Suites Available**  
**Office Park Adjacent to Waterbury Hospital**  
**Ideal for all Professional & Medical Uses**  
**Ample Parking with Walking Bridge to Hospital**  
**Asking \$14.00 PSF + NNN**



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

<b>PROPERTY ADDRESS</b>		<b>134-140 Grandview Ave</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06708</b>	
<b>BUILDING INFO</b>	<b>134 / 140</b>	<b>MECHANICAL EQUIP.</b>	
Total S/F	27,356 +/- / 31,740 +/-	Air Conditioning	Central
Number of floors	3 / 3	Sprinkler / Type	Yes
Avail S/F	1,799 +/- / 2,980 +/-	Type of Heat	Gas F/A
Will Subdivide to	Yes - Exec Suites	Elevator	Yes
Office Space	6,699 +/-	<b>OTHER</b>	
Ext. Construction	Brick	Acres	4.04
Ceiling Height	9'	Zoning	CO
Roof	New Composite	Parking	300 spaces
Date Built	1974	State Route / Distance To...	< 1 mile to I-84 & RT 8
		<b>TAXES</b>	
<b>UTILITIES</b>	Tenant to Verify	Assessment	\$5,712,910
Sewer	City	Appraisal	\$8,161,300.00
Water	City	Mill Rate	54.19
Gas/Oil	Gas	Taxes	
Electrical	100 Amps	<b>TERMS</b>	
		Lease Rate	\$14 PSF + NNN
		Nets	\$9 + Utilities



- Building 134 Available Suites**
- 1,799 +/- SF - Suite #102 - 1st Floor
- Building 140 Available Suites**
- 2,980 +/- SF - Suite #L01 - Lower Level
  - 1,832 +/- SF - Suite #L04 - Lower Level
  - 104B-B : 1st Floor
  - 104B-C : 1st Floor
  - 104B-D : 1st Floor

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**140 GRANDVIEW AVE.  
WATERBURY, CT**

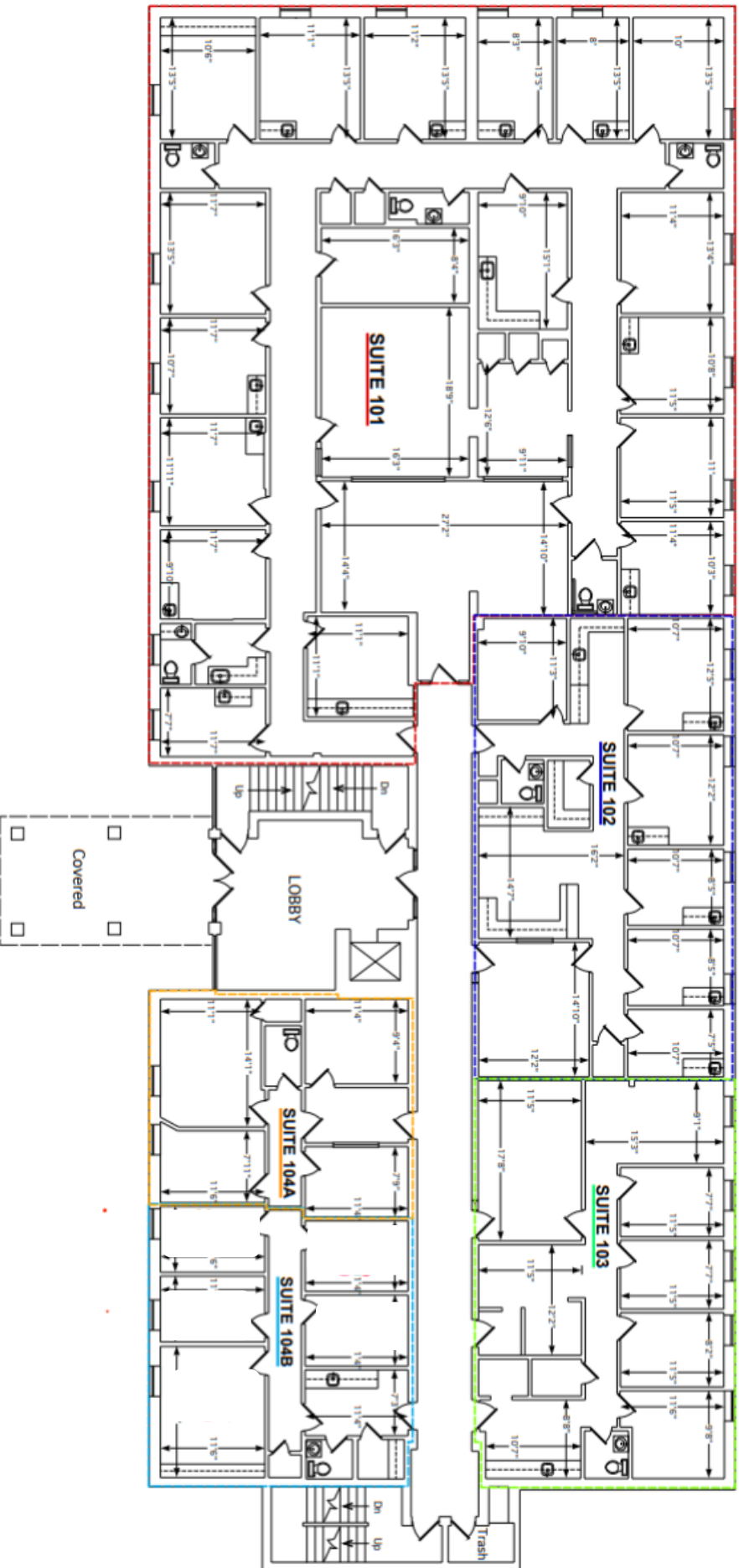
APPROXIMATE  
SQUARE FEET  
SHOWN

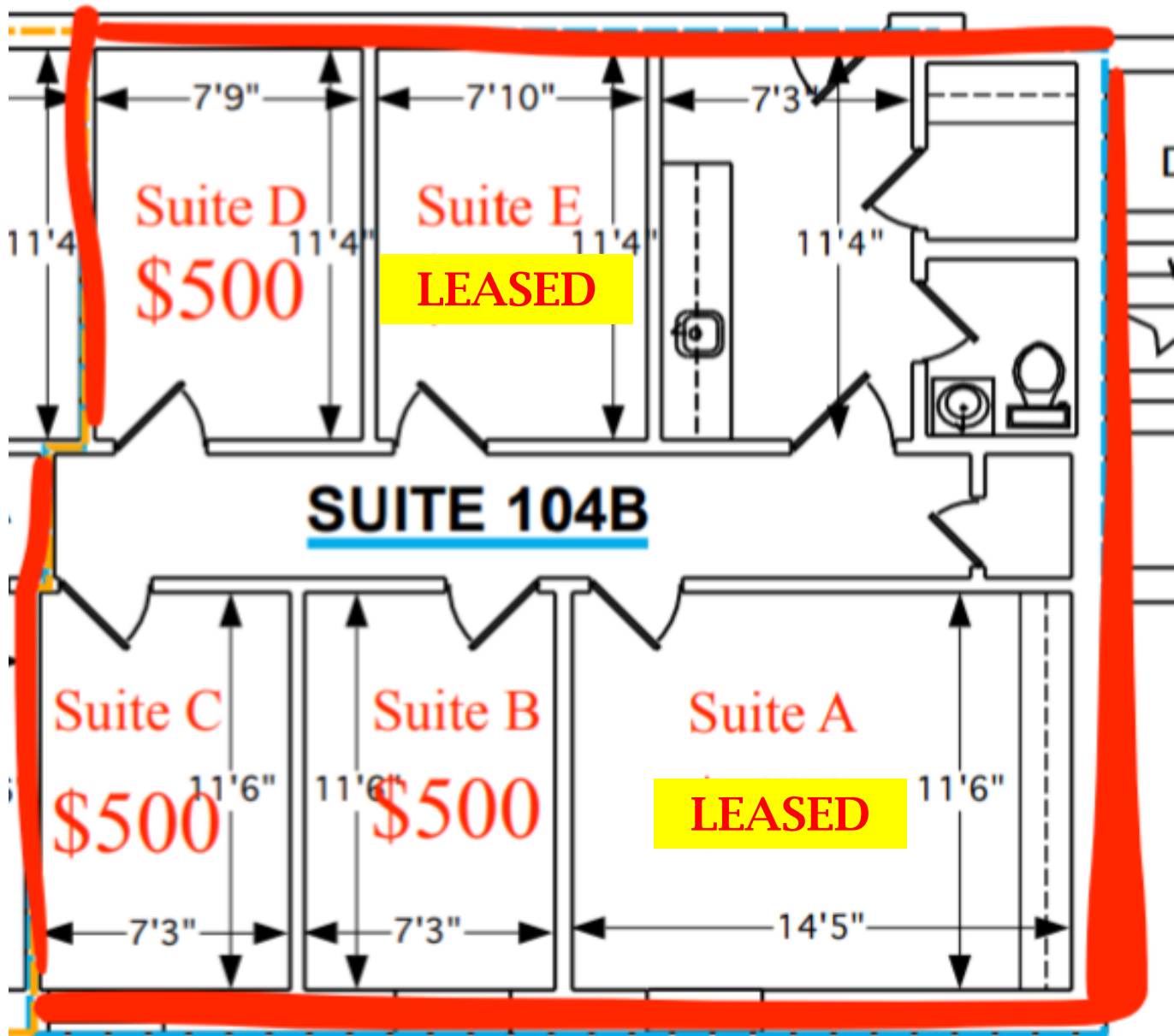
**SUITE SQ. FT.  
TOTALS**

<b>SUITE 101</b>	<b>SUITE 103</b>	<b>SUITE 104-B</b>
5,995 RSF	1,584 RSF	1,088 RSF
<b>SUITE 102</b>	<b>SUITE 104-A</b>	
1,790 RSF	852 RSF	

**FIRST FLOOR**

MEASURED 1.19.2024





134 Grandview Ave  
Suite 102  
1,799 +/- S/F





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140 GRANDVIEW AVE.  
WATERBURY, CT

APPROXIMATE  
SQUARE FEET  
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**SUITE SQ. FT.**  
**TOTALS**

SUITE L01 1,832 RSF

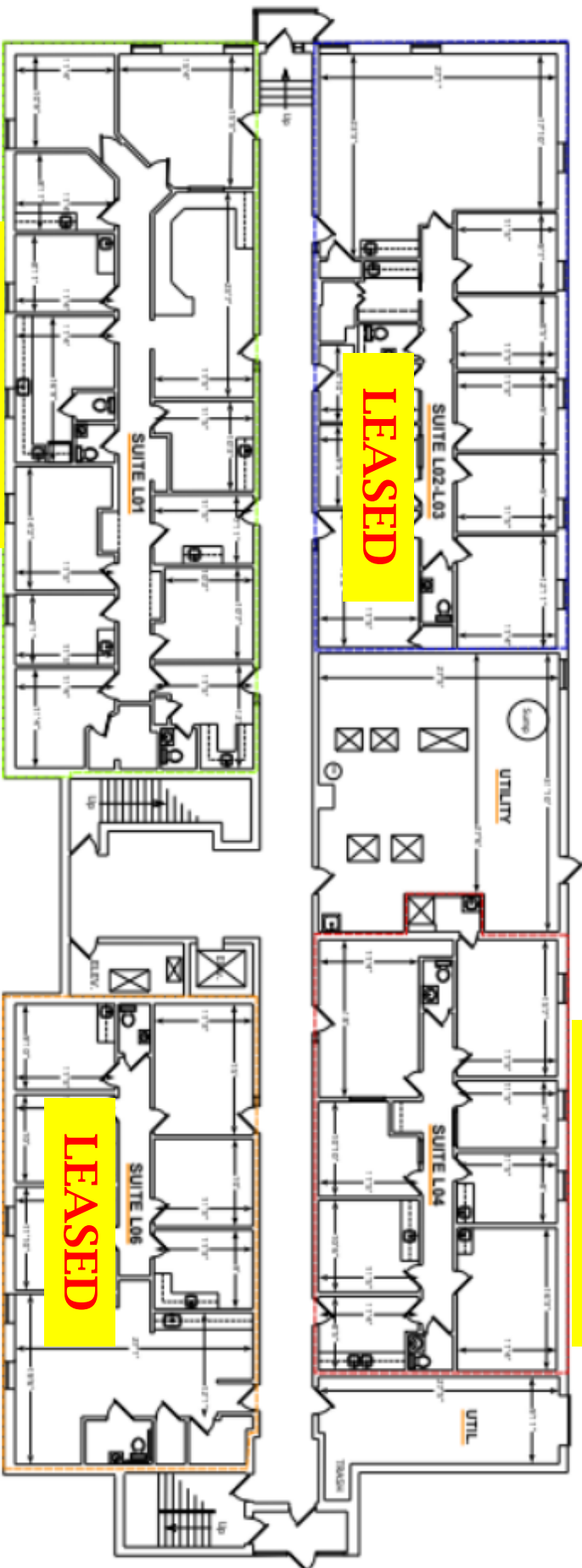
SUITE L02-L03 2,980 RSF

SUITE L04 1,920 RSF

SUITE L06 2,461 RSF

**LOWER LEVEL**

MEASURED 3.19.2024



**LEASED**

**AVAILABLE**

**LEASED**

**AVAILABLE**