

FOR LEASE



**91 Schrafft's Drive
Waterbury, CT 06705**

Your Practice Belongs Here!

**Office & Medical Space Available in Well-Maintained Building
Minutes from I-84 with Generous On-Site Parking & ADA Access**

2 Suites Available

1,228 +/- S/F Professional Office

1,800 +/- S/F Medical Space

Asking \$14 Gross + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	91 Schrafft's Drive
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	11,276 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	N/A
Avail S/F	3,028 +/-	Type of Heat	Hot air
2 Spaces	1,228 SF & 1,800 SF	OTHER	
Ext. Construction	Brick	Acres	1.26
Ceiling Height	9'	Zoning	CA
Roof	Rubber	Parking	Plenty on Site (56)
Date Built	1990	State Route / Distance To...	2/10 to I-84
		TAXES	
		Assessment	
		Mill Rate	
		Taxes	
		TERMS	
		Lease	
		\$14 Gross + Utilities	
UTILITIES			
Sewer	City		
Water	City		
Gas/oil	Gas		
Electric	Eversource		

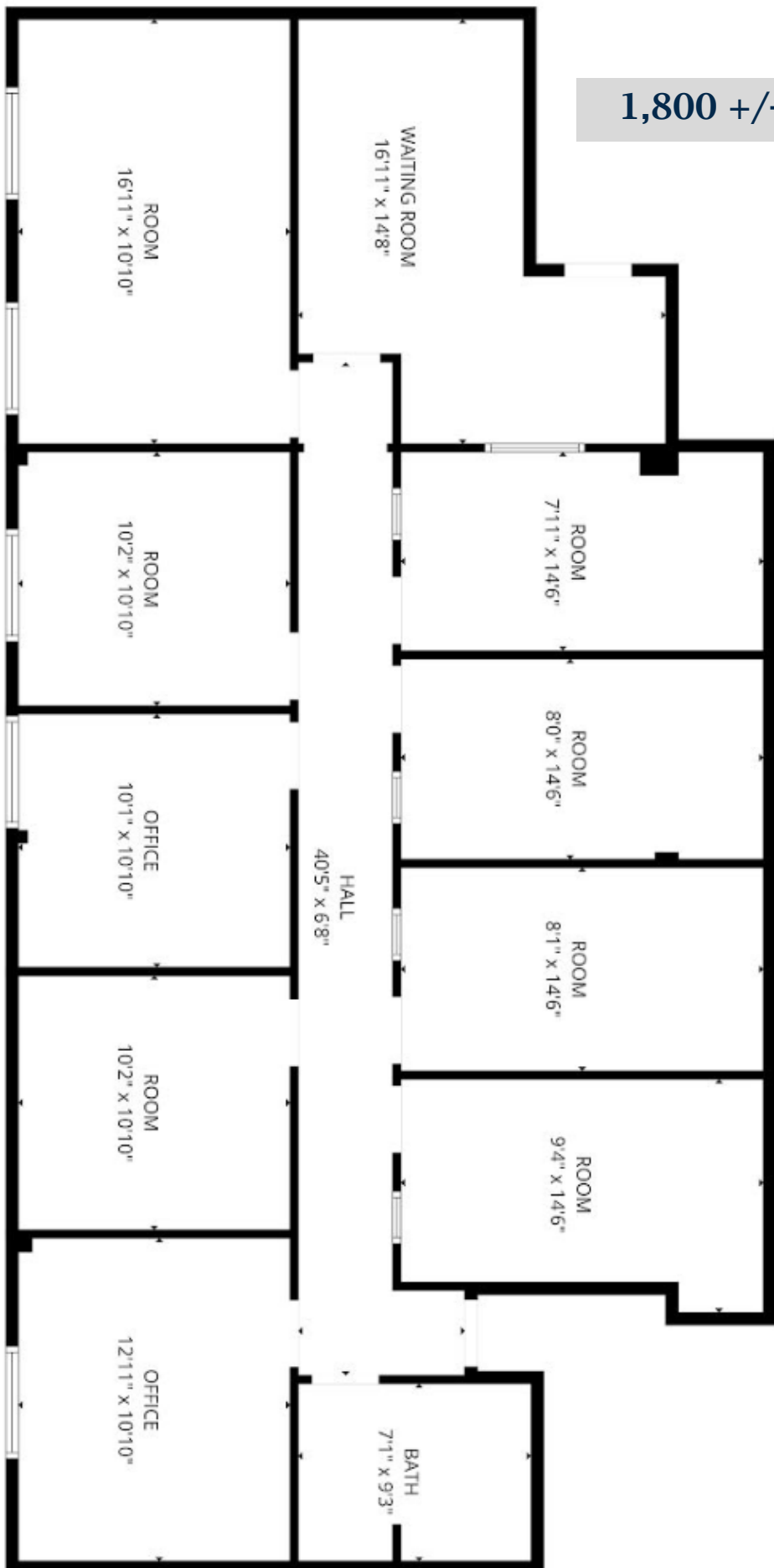


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