

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

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

PROCURING BROKER 5%



***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

PROPERTY ADDRESS		134-140 Grandview Ave	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO	134 / 140	MECHANICAL EQUIP.	
Total S/F	27,356 +/- / 31,740 +/-	Air Conditioning	Central
Number of floors	3 / 3	Sprinkler / Type	Yes
Avail S/F	7,989 +/- / 2,980 +/-	Type of Heat	Gas F/A
Will Subdivide to	Yes - Exec Suites	Elevator	Yes
Office Space	6,699 +/-	OTHER	
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
UTILITIES		TAXES	
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	TERMS	
		Lease Rate	\$14 PSF + NNN
		Nets	\$10.50 + Utilities



Building 134 Available Suites

- 1,799 +/- SF - Suite #102 - 1st Floor
- 2,710 +/- S/F - Suite #103 - 1st Floor
- 1,499 +/- S/F - Suite 202 - 2nd Floor
- 1,981 +/- S/F - Suite 204 - 2nd Floor

Building 140 Available Suites

- 2,980 +/- SF - Suite #L01 - Lower Level
- 1,832 +/- SF - Suite #L04 - Lower Level

Suite 104 920 +/- S/F

- Suites C, D & E : \$500 Monthly All-In

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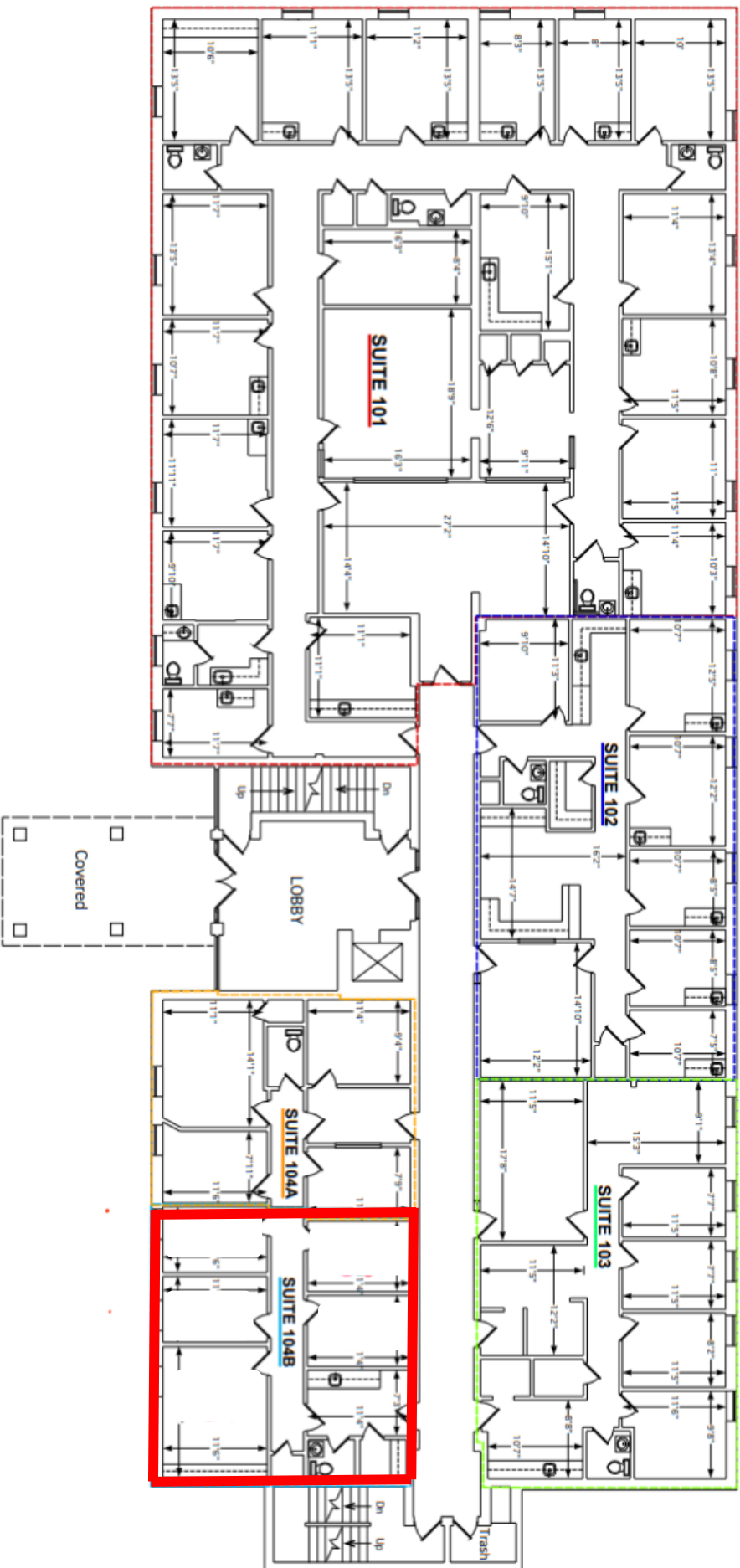
APPROXIMATE
SQUARE FEET
SHOWN

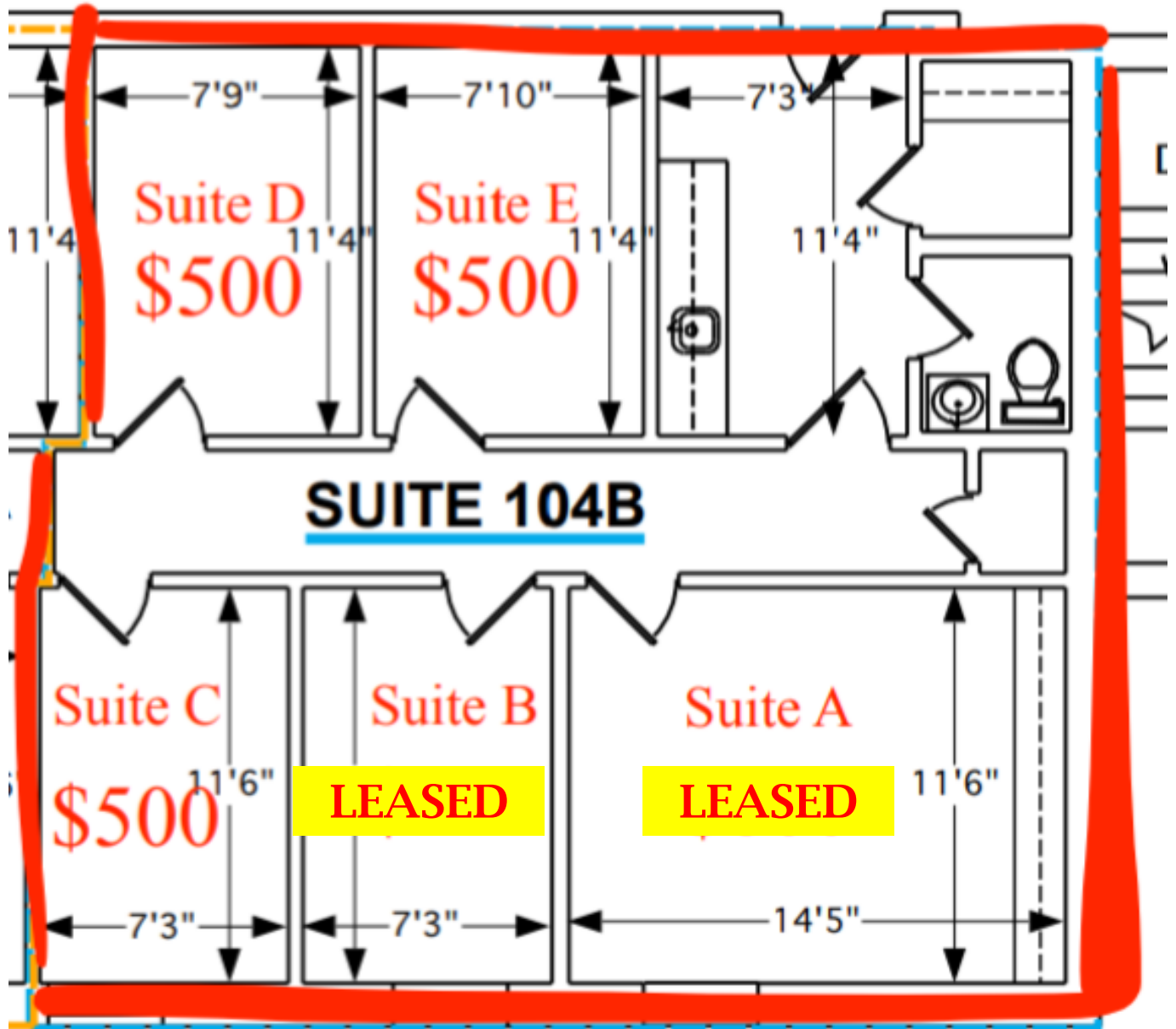
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SUITE 104-B
1,088 RSF

MEASURED 1.19.2024

SUITE 104-A
852 RSF



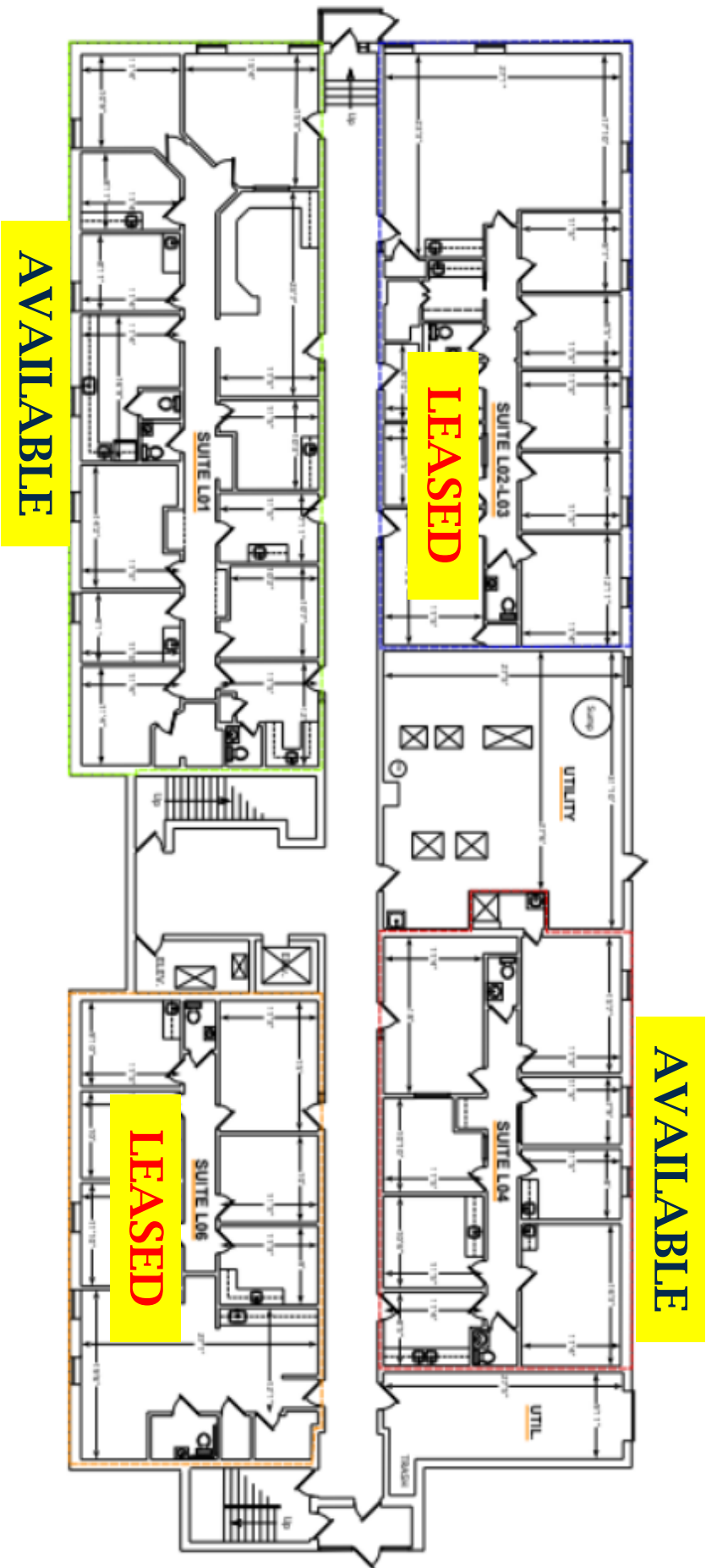


140 GRANDVIEW AVE.
WATERBURY, CT

APPROXIMATE
SQUARE FEET
SHOWN

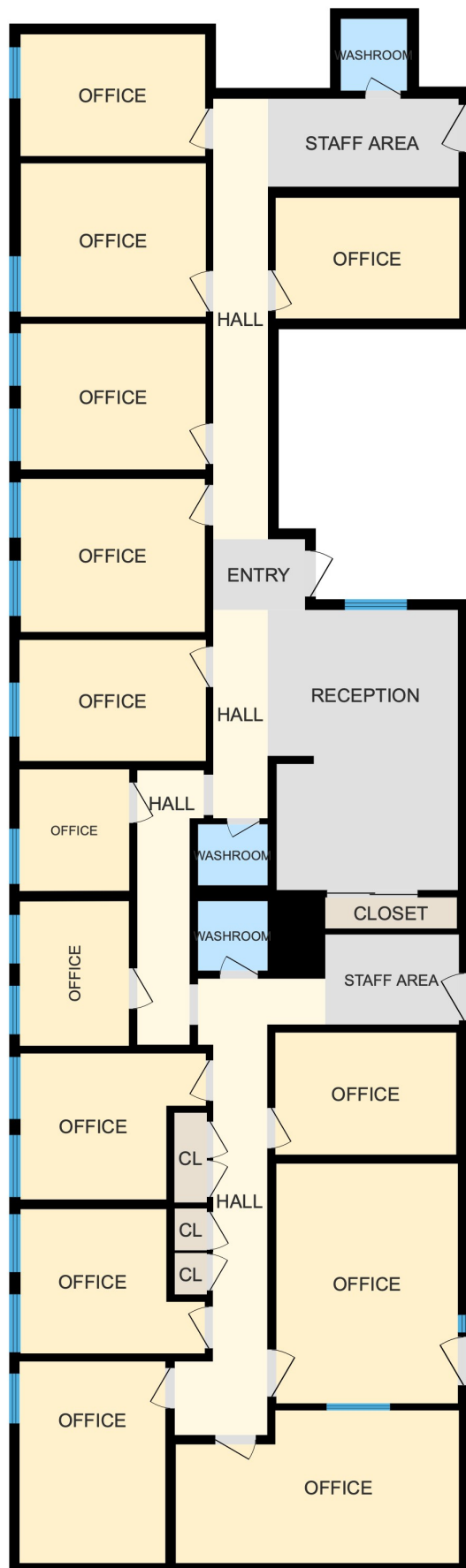
LOWER LEVEL

SUITE SQ. FT.	
TOTALS	
SUITE L01	SUITE L04
2,980 RSF	1,832 RSF
SUITE L02-L03	SUITE L06
2,461 RSF	1,920 RSF



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





134 Grandview Ave

1,499 +/- S/F - Suite 202 - 2nd Floor

1,981 +/- S/F - Suite 204 - 2nd Floor





