

FOR SALE/LEASE



***500 Chase Parkway
Waterbury, CT 06708***

Professional/Medical Office Suites

Clean, Professional Space with Ample Parking & New Elevator

Immediate Access to I-84

Available Suites

Unit 1A: 3,921 +/- S/F - Open Office Space

\$800,000.00

Unit 1B: 3,535 +/- S/F - Large Open Area & High Ceilings

\$850,000.00

Unit 2C: 846 +/- S/F - Currently Leased

\$145,000.00

Lease Rate \$25 PSF + NNN + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	500 Chase Pkwy
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,154 +/-	Air Conditioning	CA
Number of Floors	4	Sprinkler / Type	Yes
Avail S/F	1A 3,921 +/-	Type of Heat	Gas Forced Air
	1B 3,535 +/-	Elevator	Yes/ New 2026
	2C 846 +/-	OTHER	
		Acres	
		Zoning	
Ext. Construction	Block - Concrete	Parking	Ample
Ceiling Height	10' - 40'	State Route / Distance To...	I-84 Immediate
Roof	Composite Built Up	TAXES	
Date Built	1985	Assessment	1A / 1B / 2C
UTILITIES		Appraised	\$415,520 / \$292,530 / \$49,490
Sewer	City	Mill Rate	\$593,600 / \$417,900 / \$70,700
Water	City	Taxes	43.34
Gas/Oil	Gas	TERMS	
Electric	Eversource	Sale	\$14,391.94/\$12,678.24/\$2,144.88
		1A	\$800,000.00
		1B	\$850,000.00
		2C	\$145,000.00
		Lease	\$25 PSF + NNN + Utilities

Physical Therapy Realty, LLC Monthly Expenses

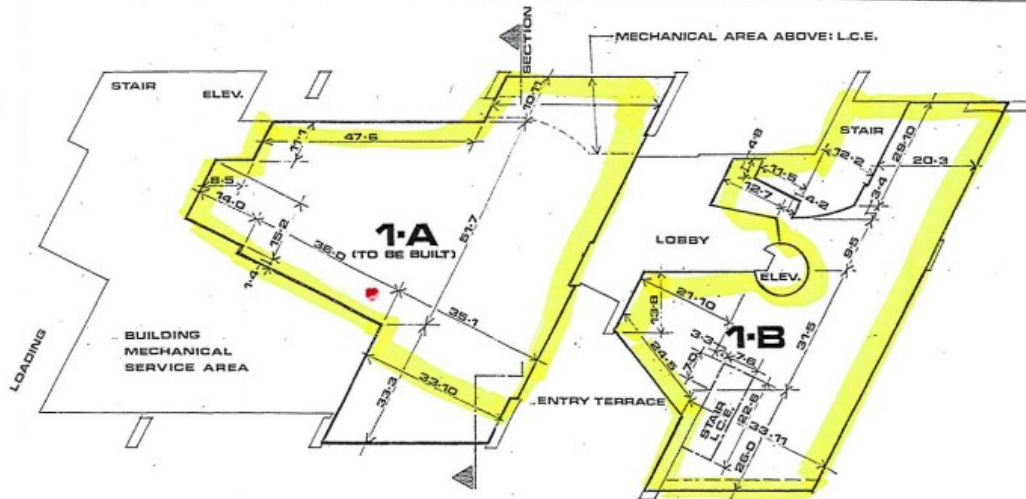
	Condo Fees	Special Assessment	Utilities (Est from Budget)	Property Taxes	Total Per Unit
Unit 1A - Pain Mgmt (1,100 sq ft)	674.41	273.57	164.59	328.78	1,441.35
Unit 1A - Pool & Common (3,921 sq ft)	2,403.66	975.03	586.60	1,171.93	5,137.22
Unit 1B - Vacant (3,535 sq ft)	2,167.32	879.16	789.60	1,056.52	4,892.60
Unit 2C - NOSS Billing (846 sq ft)	518.78	210.44	126.60	178.74	1,034.56
Totals	5,764.17	2,338.20	1,667.39	2,735.97	12,505.73
	\$7.30 PSF	\$2.98	\$1.80	\$3.58	\$15.72

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.



LIMITED COMMON
ELEMENTS:

- 1) OPEN STAIR WITHIN
UNIT 1-B CUSE
RESERVED TO UNIT 1-BJ.
- 2) MECHANICAL AREA ABOVE
UPPER BONDARY OF UNIT
1-A CUSE RESERVED TO
UNIT 1-AJ.



COMMON
ELEMENTS:

- 1) STAIR WELLS
- 2) ELEVATORS
- 3) BUILDING MECHANICAL SERVICE AREA
- 4) LOBBY
- 5) PARKING AREA
- 6) ENTRY TERRACE
- 7) MECHANICAL SHAFTS
- 8) OPEN SPACE ABOVE THE UPPER BOUNDARY OF UNIT 1-B

TYPICAL NOTES:

- 1) TOP OF FLOOR ELEV. 328.34
- 2) EXTERIOR WALL SLOPES INWARD FROM LOWER BOUNDARY TO UPPER BOUNDARY AS INDICATED (SEE SHEET #5).
- 3) UPPER BOUNDARY IS 14'-7" ABOVE TOP OF FLOOR UNLESS NOTED OTHERWISE.
- 4) WINDOW SIZE AND LOCATION MAY VARY.
- 5) ALL DIMENSIONS ARE ALONG FLOOR PLANE (SEE SHEET #5 FOR DIMENSIONS AT CEILING).
- 6) UNIT 1-A TO BE BUILT.

LEGEND:

- UNIT BOUNDARY
- LIMITED COMMON ELEMENT
- COMMON ELEMENT

"THE WORD 'CERTIFY' IS UNDERSTOOD TO BE AN EXPRESSION USED BY THE ARCHITECT WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY."

SQUARE FOOTAGE:

UNIT 1-A.....5,021 s.f.
UNIT 1-B.....3,535 s.f.

REVISID: 11-17-20

DECLARANT:

NORMAN S. DRABNER, TRUSTEE
414 MEADOW STREET
WATERBURY, CONNECTICUT 06702

500 CHASE PARKWAY
WATERBURY, CONNECTICUT

FIRST FLOOR PLAN
SUITES 1A & 1B

GRAPHIC SCALE

0 10 20

EXHIBIT

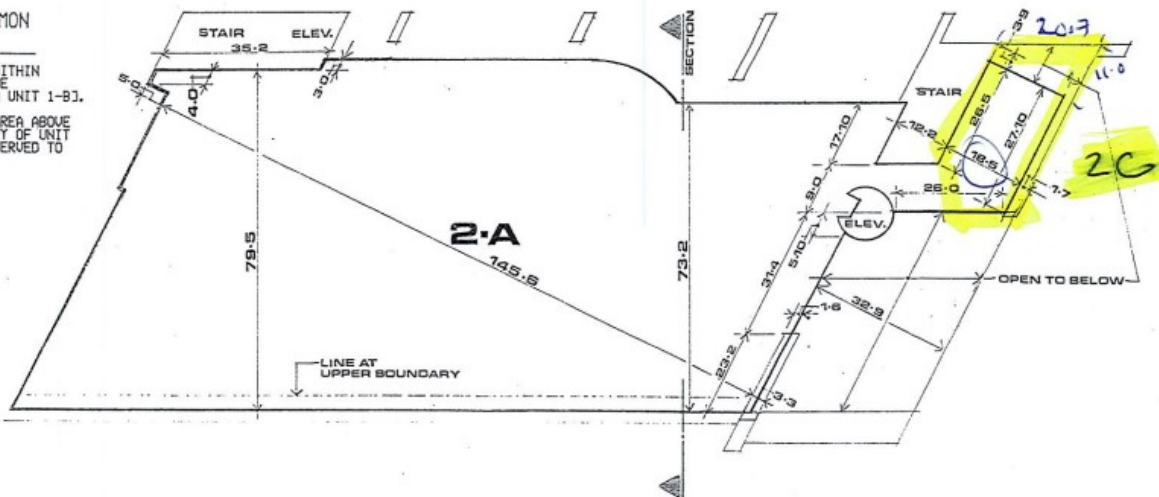
Q-4

DECLARATION
OF
CONDOMINIUM

1
8/18/98

LIMITED COMMON
ELEMENTS:

- 1) OPEN STAIR WITHIN
UNIT 1-B CUSE
RESERVED TO UNIT 1-BJ.
- 2) MECHANICAL AREA ABOVE
UPPER BONDARY OF UNIT
1-A CUSE RESERVED TO
UNIT 1-AJ.



COMMON
ELEMENTS:

- 1) STAIR WELLS
- 2) ELEVATORS
- 3) BUILDING MECHANICAL SERVICE AREA
- 4) LOBBY
- 5) PARKING AREA
- 6) ENTRY TERRACE
- 7) MECHANICAL SHAFTS
- 8) OPEN SPACE ABOVE THE UPPER BOUNDARY OF UNIT 1-B

TYPICAL NOTES:

- 1) TOP OF FLOOR ELEV. 343.34
- 2) EXTERIOR WALL SLOPES INWARD FROM LOWER BOUNDARY TO UPPER BOUNDARY AS INDICATED (SEE SHEET #5).
- 3) UPPER BOUNDARY IS 13'-3" ABOVE TOP OF FLOOR UNLESS NOTED OTHERWISE.
- 4) WINDOW SIZE AND LOCATION MAY VARY.
- 5) ALL DIMENSIONS ARE ALONG FLOOR PLANE (SEE SHEET #5 FOR DIMENSIONS AT CEILING).

LEGEND:

- UNIT BOUNDARY
- LIMITED COMMON ELEMENT
- COMMON ELEMENT

"THE WORD 'CERTIFY' IS UNDERSTOOD TO BE AN EXPRESSION USED BY THE ARCHITECT WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY."

SQUARE FOOTAGE:

UNIT 2-A.....13,500 s.f.

REVISID: 11-17-90

DECLARANT:

NORMAN S. DRUBNER, TRUSTEE
414 MEADOW STREET
WATERBURY, CONNECTICUT 06702

500 CHASE PARKWAY
WATERBURY, CONNECTICUT

SECOND FLOOR PLAN
SUITE 2A

GRAPHIC SCALE

0 10 20

EXHIBIT

B-4

DECLARATION
OF
CONDOMINIUM

2
8/18/98

PLAN CERTIFICATION
 CERTIFIED TO HAVE ALL THE INFORMATION REQUIRED BY
 SECTION 47-267
 OF THE COMMON INTEREST OWNERSHIP ACT.


MERRELL ASSOCIATES

ARCHITECTS ■ **PLANNERS**
■ 909 WEST MAIN STREET ■ 753-6676 ■ WATERBURY CONN.

