

## FOR LEASE



***67 Masonic Ave. Suite 2400  
Wallingford, CT 06492***

**Modern Medical / Professional Office Space for Sublease  
Former Medical Spa w/ 4 Exam Rooms with Sinks, 1 Professional  
Office, Waiting Room, In-Suite Bathroom, & Medical Station  
1,110 S/F  
\$18.00 per S/F + Cam/Utilities %**

# PROPERTY DATA FORM

PROPERTY ADDRESS	67 Masonic Ave. Suite 2400
CITY, STATE	Wallingford, CT 06492

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,600	Air Conditioning	Central Air
Number of floors	1	Sprinkler / Type	
Avail S/F	1,100	Type of Heat	Forced Hot Air
		<b>OTHER</b>	
Ceiling Height	12'	Acres	
Roof	Asphalt/Flat Roof	Zoning	C30/Professional Building
Ext. Construction	Vinyl Siding	Parking	In Common/Plenty
Date Built	2007	State Route / Distance To...	
		<b>TAXES</b>	
		Assessment	
<b>UTILITIES</b>	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Yes	<b>TERMS</b>	
Electrical		Lease	4 years left on lease \$18.00 PSF + Cam/Utilities %



## CONTACT: MIKE GRIEDER

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