

# FOR LEASE

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Middlebury, CT, 06762



***2 Lakewood Road  
Waterbury, CT 06704***



**2,542 +/- S/F Beautiful Pristine Office Space  
8 Private Offices with Large Windows,  
Kitchenette, Private Restrooms & Storage Area  
Spacious Layout - Nicely Sized  
New Flooring & Freshly Painted  
High Visibility Location on Busy Lakewood Rd  
Ideal for Professional Users  
Lease: \$3,300.00 Gross  
(Utilities Included)**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		2 Lakewood Road	
<b>CITY, STATE</b>		Waterbury, CT 06704	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	2,542 +/-	Air Conditioning	C/A 100%
Floors	2	Sprinkler / Type	Yes / Wet
Avail S/F	2,542 +/-	Type of Heat	Electric
		<b>OTHER</b>	
		Zoning	Commercial
		Parking	
Ceiling Height		Distance To...	
Roof		<b>TAXES</b>	
Date Built		Assessment	
<b>UTILITIES</b>		Tenant /Buyer to Verify	Appraisal
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas/Oil	Electric Heat	<b>TERMS</b>	
Electrical		Lease	\$3,300 Monthly
		Utilities Included, Snow Plow %	



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