LEASE

BUILT TO SUIT OFFICE

1144 East Main Street Torrington, CT 06790



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 1144 East Main Street, located in Torrington, Connecticut. The available 1,500 SF build to suit office space is located in a newly renovated building located at a busy, high-visibility intersection. The property features excellent signage and ample parking allowing for a wide variety of office uses.

PROPERTY HIGHLIGHTS

- · High-Visibility Location
- Excellent Road Signage
- · Built to Suit Office
- · Shared Parking Lot

OFFERING SUMMARY

| Lease Rate: | \$14.00 SF/yr (NNN) | | |
|------------------|---------------------|--|--|
| Number of Units: | 3 | | |
| Available SF: | 1,500 SF | | |
| Building Size: | 4,750 SF | | |
| | | | |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,650 | 14,653 | 22,149 |
| Total Population | 8,219 | 34,169 | 52,320 |
| Average HH Income | \$59,292 | \$61,877 | \$65,369 |



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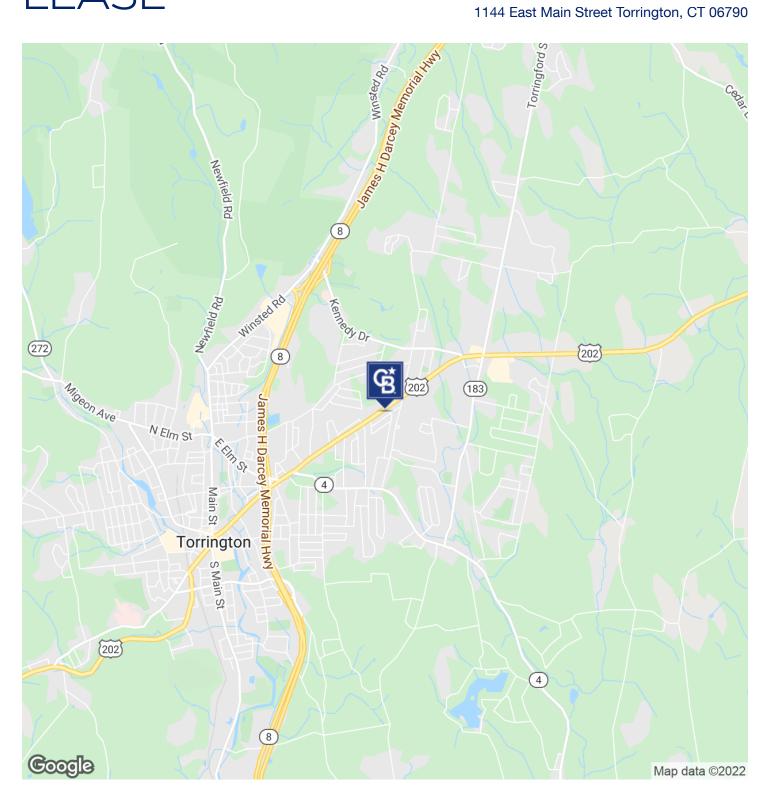


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