

FOR LEASE



**61 Field Street
Waterbury, CT 06702**

**Professional Office Space
2,500 +/- S/F Available
Close to All Amenities
Easy Access to I-84 & RT 8
2025 Remodel - Paint & Flooring
Available February 2025
Asking \$10.00 PSF + Utilities**

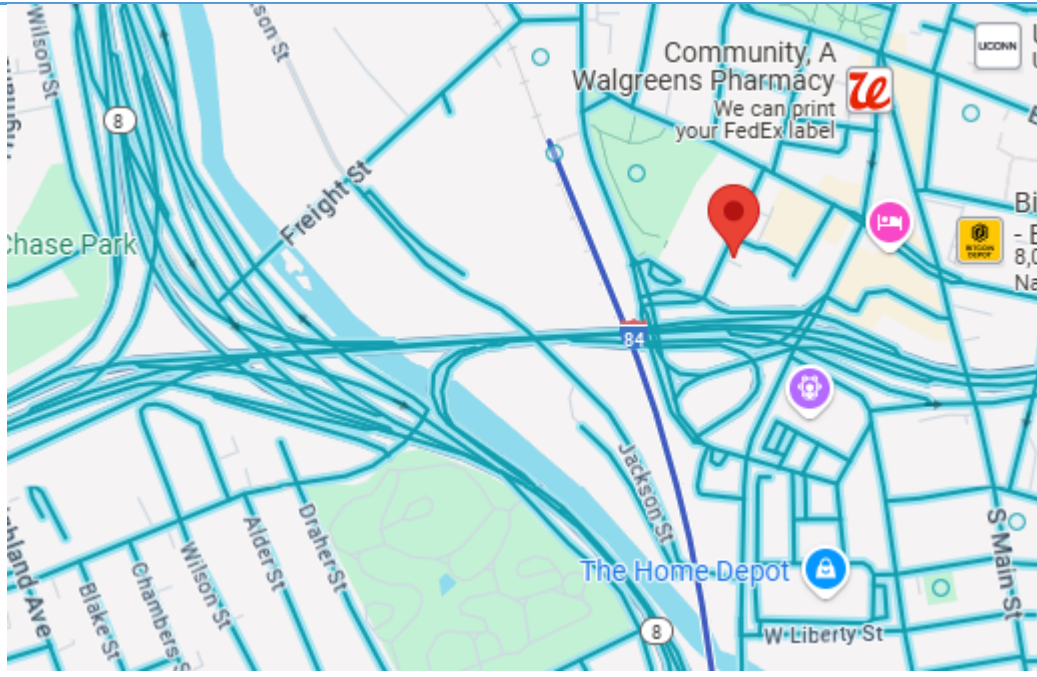
PROPERTY DATA FORM

| | |
|------------------|---------------------|
| PROPERTY ADDRESS | 61 Field Street |
| CITY, STATE | Waterbury, CT 06702 |

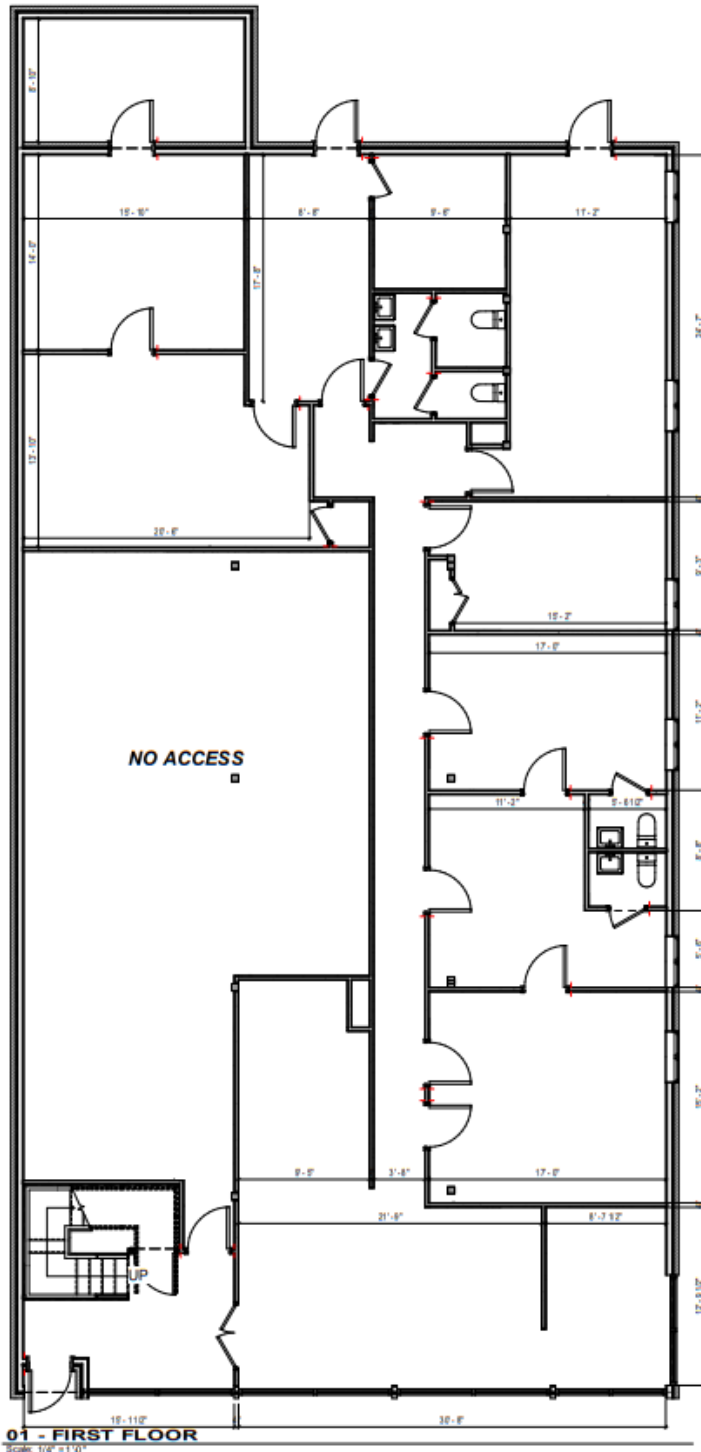
| BUILDING INFO | | MECHANICAL EQUIP. | |
|-----------------------|---------------|-------------------|----------------------|
| Total S/F | 13,716+/- | Air Conditioning | Central |
| Number of floors | 1 | Sprinkler System | N/A |
| Avail S/F | 2,500 +/- | Type of Heat | Gas |
| | | OTHER | |
| Ceiling Height | 9' | Acres | .11 |
| Roof | Flat / Rubber | Zoning | CBD |
| Date built | 1918 | Parking | Lot |
| Exterior construction | Brick / Solid | TAXES | |
| | | Assessment | |
| | | Appraisal | |
| | | Mill Rate | |
| | | Taxes | |
| | | TERMS | |
| | | Lease | \$10 PSF + Utilities |

UTILITIES

| | |
|------------|------------------|
| Sewer | City |
| Water | City |
| Gas/Oil | Gas / Eversource |
| Electrical | Eversource |



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.



THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DIMENSIONS ARE NOT TO BE SCALE. MANETTA ARCHITECTURE DESIGN PLLC AND ITS PERSONAL EMPLOYEES WERE NOT RETAINED FOR ANY CONSULTING SERVICES.

| <p style="font-size: 24pt; font-weight: bold;">A-11000</p> <p style="font-size: 10pt;">DATE: CT-XXXXXX</p> | <p style="font-size: 10pt;">SEAL: [Signature]</p> <p style="font-size: 10pt;">EXPIRES: 11/22/24</p> | <p style="font-size: 10pt;">Review</p> <p style="font-size: 10pt;">1/22/24 11:52:46 PM</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: 8pt;">Date</th> <th style="font-size: 8pt;">Description</th> <th style="font-size: 8pt;">DRAWN BY</th> <th style="font-size: 8pt;">CHECKED BY</th> <th style="font-size: 8pt;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | Date | Description | DRAWN BY | CHECKED BY | DATE | | | | | | | | | | | | | | | | | | | | | <p style="font-size: 10pt;">DRAWING TITLE: 001 FLOOR PLAN</p> <p style="font-size: 10pt;">PROJECT ADDRESS: PROPOSED MIXED BUILDING 61 FIELD STREET WATERBURY, CONNECTICUT</p> | <p style="font-size: 10pt;">OWNER: [Redacted]</p> <p style="font-size: 10pt;">ARCHITECT: MANETTA ARCHITECTURE DESIGN PLLC</p> <p style="font-size: 10pt;">DATE: 11.22.24</p> |
|--|---|---|---|------|-------------|----------|------------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|
| Date | Description | DRAWN BY | CHECKED BY | DATE | | | | | | | | | | | | | | | | | | | | | | | | | | |
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