

CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™



84 PROGRESS LANE WATERBURY, CT. 06705

+/- 19,194 SQ FT AVAILABLE

PROFESSIONAL OPEN PLAN OFFICE SPACE - 2ND FLOOR

LEASE RATE: CALL FOR DETAILS



UNIT HIGHLIGHTS:

- CLOSE PROXIMITY TO I-84
- OFFICE PARK SETTING
- ELEVATOR ACCESS
- FIBER OPTIC DATA LINE IN-PLACE
- SIX T-1 TRUNKS WITH 25 LINES PER TRUNK
- AMPLE PARKING 4.5 / 1000

For more information contact:

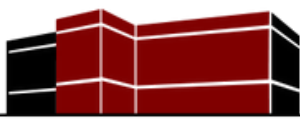
Andy Hale, Leasing Representative, Cornerstone Realty, Inc.

203-724-7016 - ahale@cmcict.com

Property Owned and Managed by: Cornerstone Realty, Inc.

P.O. Box 151 - 240 East Aurora Street - Waterbury, CT 06708 (203) 597-0400 - www.criproperties.net

While the information contained herein has been obtained from sources deemed to be reliable, no guaranty is made to its accuracy.



PROPERTY OVERVIEW:

Offering premium office space at 84 Progress Lane, with a spacious, professional open-plan suite on the second floor. This suite boasts windows on two sides, providing ample natural light and stunning distant mountain views. Enjoy the convenience of a private break room within the suite. The building features elevator service, two stairwells, and full restrooms adjacent to the suite for easy accessibility. Located in close proximity to Interstate 84, this former bank processing center is ideal for a businesses seeking both convenience and a professional environment.



LEASE INFORMATION:

- SIZE: +/- 19,194 SF
- TERM: NEGOTIABLE
- RENTAL RATE: CALL FOR DETAILS
- ZONING: IP
- AVAILABILITY: NOW

MECHANICAL EQUIPMENT:

- OFFICE A/C: YES
- OFFICE HEAT: YES
- SPRINKLERS: YES

UTILITIES:

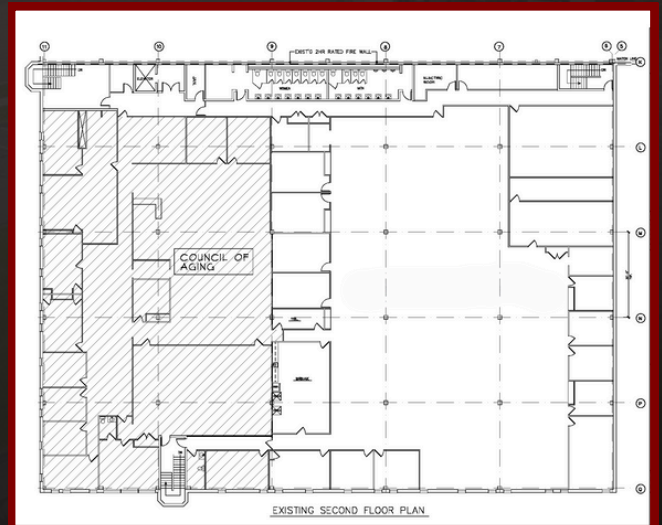
- TYPE OF HEAT: GAS, HOT AIR
- ELECTRIC SERVICE: EVERSOURCE
- WATER & SEWER: PUBLIC

LAND:

- AREA: +/-15.36 AC
- PARKING: 4.5 / 1000

BUILDING FEATURES:

- CONSTRUCTION: MASONRY
- FLOORS: 2 STORIES
- 2ND FL ACCESS: ELEVATOR AND 2 STAIRWELLS
- OFFICE SPACE: +/- 19,194 SF
- RESTROOMS: YES



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