

FOR LEASE | 14,516± SF MEDICAL OFFICE SPACE AVAILABLE

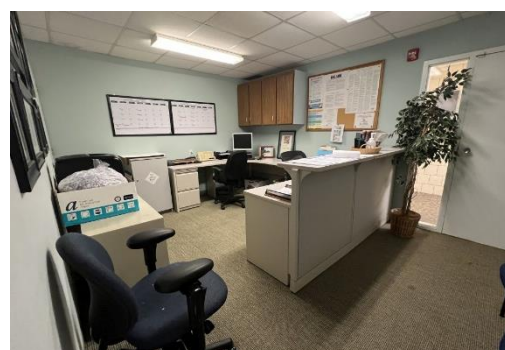
2 MEDICAL OFFICE BUILDINGS ADJACENT TO WATERBURY HOSPITAL

Waterbury Medical Arts Building, 134-140 Grandview Ave, Waterbury, CT 06708

LEASE RATE: \$13.00/SF NNN

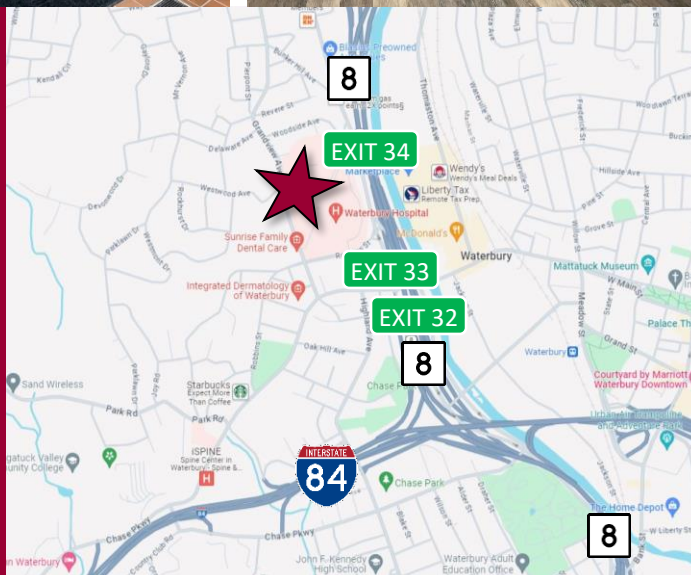
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COMMERCIAL

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Property Highlights

- Waterbury Medical Arts Building
- Professional Medical Office Space for Lease
- Directly Adjacent to Waterbury Hospital
- **Building 134 Available Suites**
 - 1,799± SF - #102 - 1st Floor
- **Building 140 Available Suites**
 - 1,584± SF - #103 - 1st Floor
 - 1,940± SF - #104AB - 1st Floor
 - 2,980± SF - #L01 - Lower Level
 - 2,461± SF - #L02-03 - Lower Level
 - 1,832± SF - #L04 - Lower Level
 - 1,920± SF - #L06 - Lower Level
- Ample Parking, 300+ Surface Spaces
- Close Proximity to I-84 via Route 8
- Many Amenities Nearby

For more information contact: **Toby Brimberg** | 203-640-5575 | tbrimberg@orlcommercial.com

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2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
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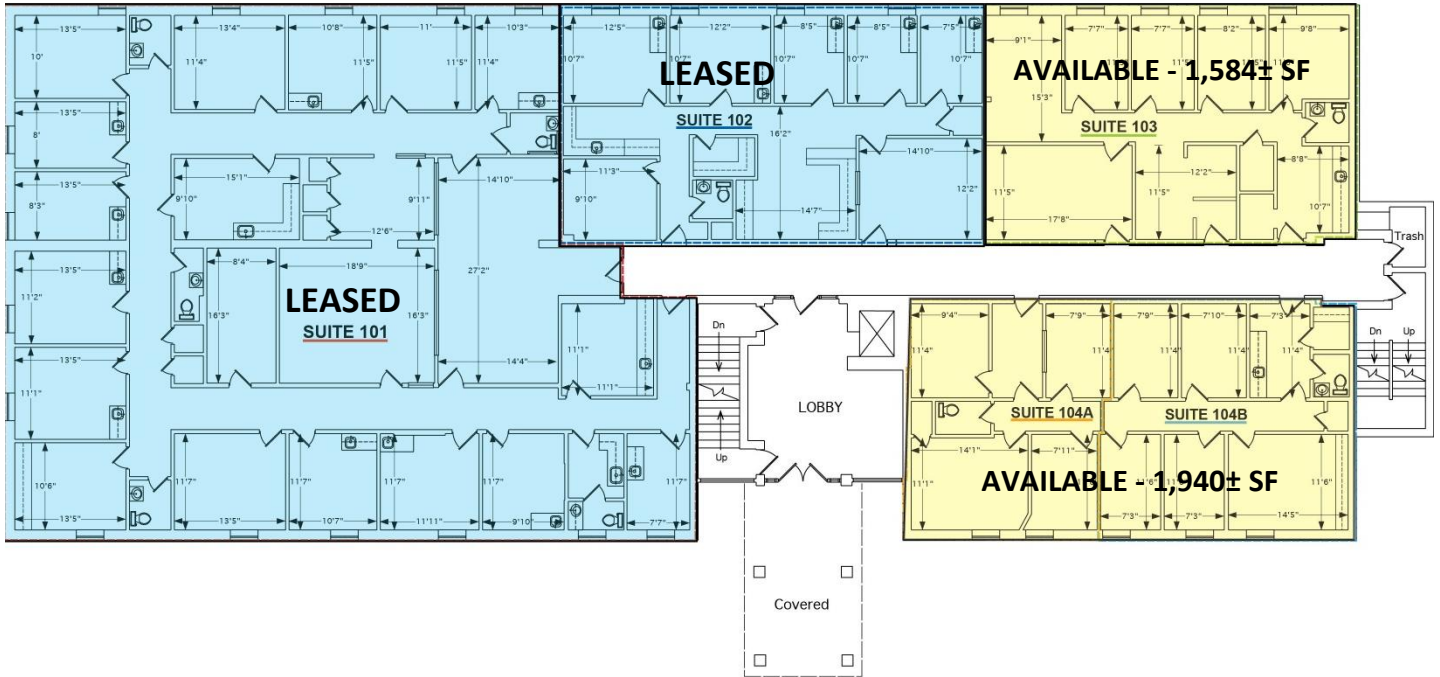
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BUILDING 140 – FIRST FLOOR - AVAILABILITY

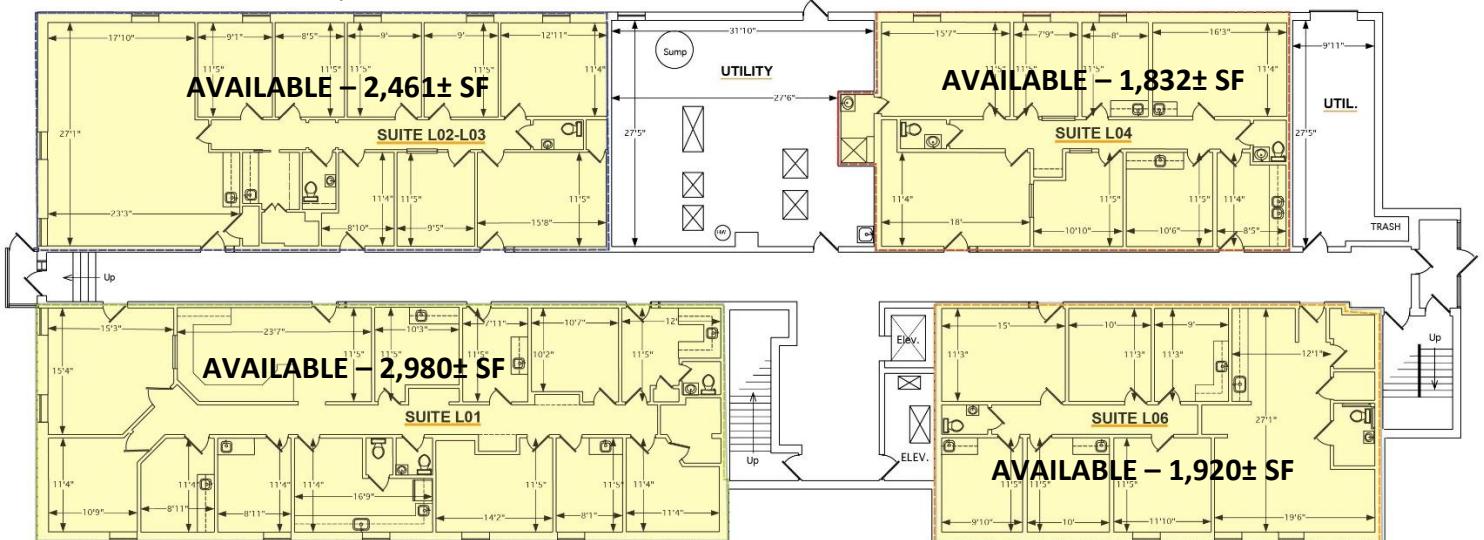
#103 - 1,584± SF & #104AB - 1,940± SF



BUILDING 140 – LOWER LEVEL - AVAILABILITY

#L02-L03 - 2,461± SF
#L01 - 2,980± SF

#L04 - 1,832± SF
#L06 - 1,920± SF



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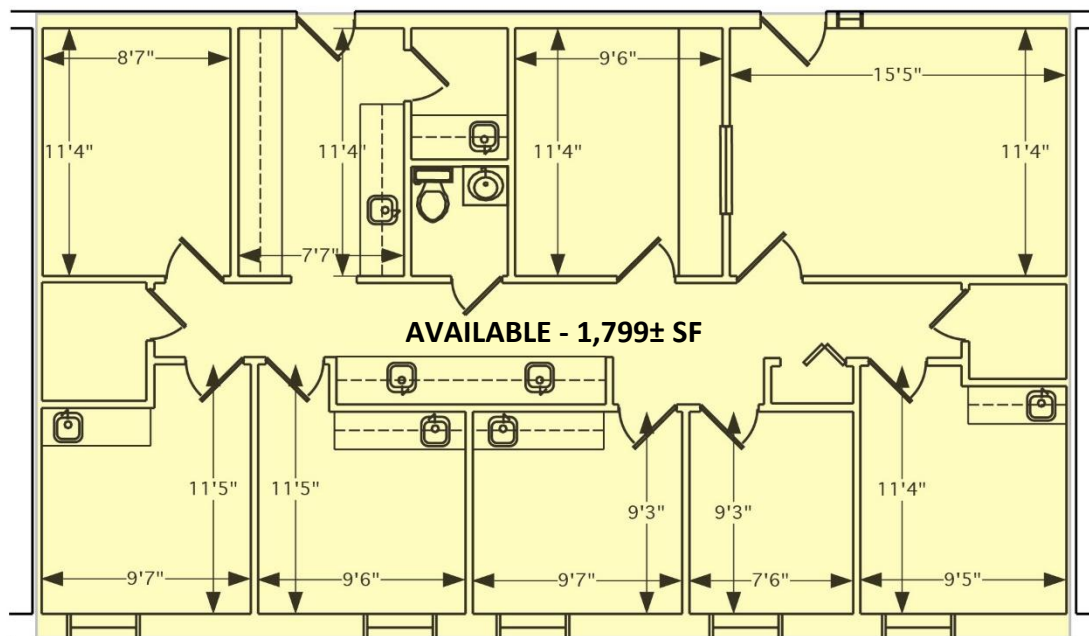


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BUILDING 134 – FIRST FLOOR - AVAILABILITY

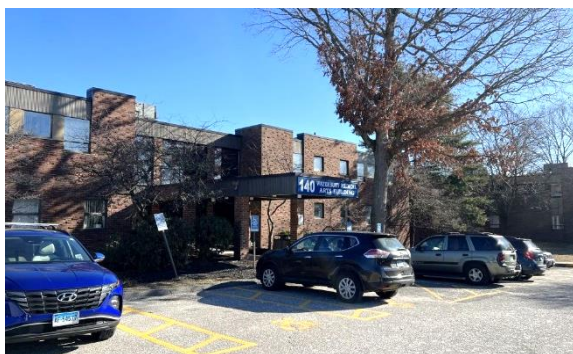
#102 - 1,799± SF

Corridor



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- Ample Parking, 300+ Surface Spaces
- Close Proximity to I-84 via Route 8
- Many area amenities
 - Shopping
 - Banking
 - Dining



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BUILDING INFORMATION

GROSS BLDG AREA	Building 134: 27,356± SF Building 140: 31,740± SF
AVAILABLE AREA	14,516± SF
MAX CONTIGUOUS AREA	2,980± SF
MINIMUM AVAILABLE	1,584± SF – 1 st Floor
NUMBER OF FLOORS	Bldg 134: 2 / Bldg 140: 3
CONSTRUCTION	Masonry
ROOF TYPE	Composite Built-Up
YEAR BUILT	Bldg 134: 1974 Bldg 140: 1978

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Complete HVAC
SPRINKLERED	Yes
ELEVATOR(S)	Yes

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

SITE INFORMATION

SITE AREA	4.04± Acres
ZONING	CO
PARKING	300+ Surface Spaces
SIGNAGE	Lobby
VISIBILITY	Excellent
HWY ACCESS	Route 8 to I-84

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord

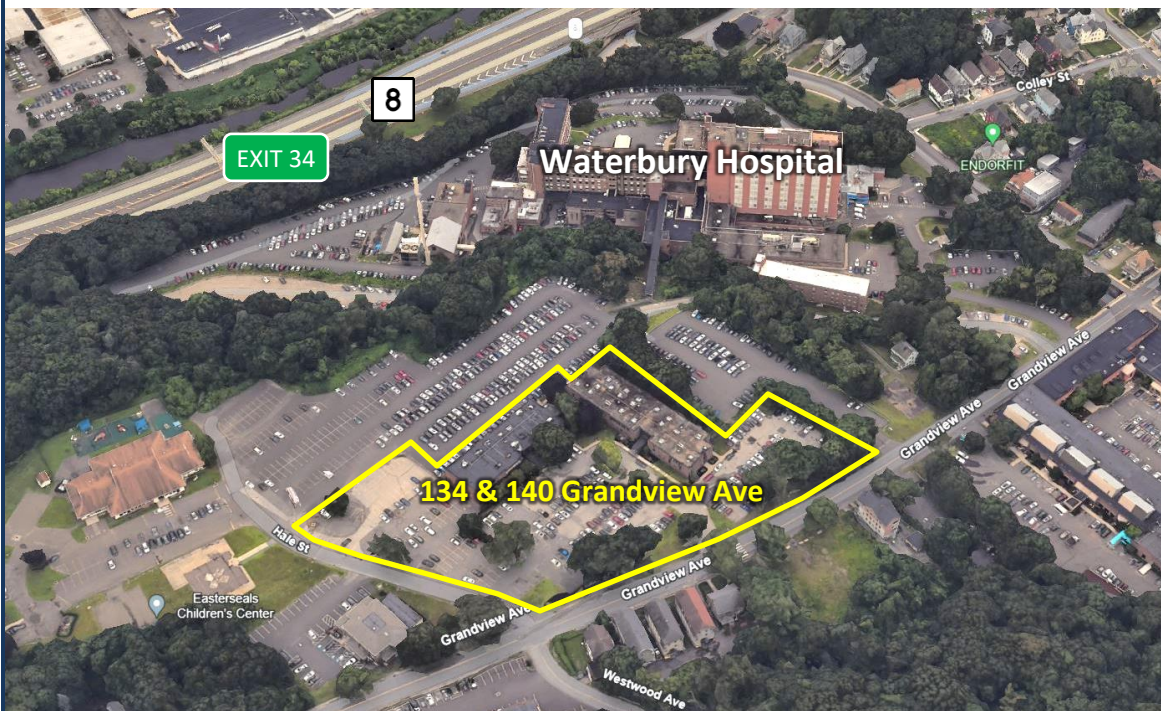
TAXES

ASSESSMENT	\$5,712,910
MILL RATE	54.19
TAXES	\$283,197.48 (\$4.80/SF)

COMMENTS O,R&L Commercial is pleased to offer 14,516± SF Medical Office space for Lease in multiple suites located in 2 professional Office Buildings totaling 59,096± SF on 4 acres directly adjacent to Waterbury Hospital. The available suites range from 1,584± SF up to 2,980± SF. The location offers ample parking with over 300+ surface spaces and close proximity to highways Route 8 and I-84.

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