

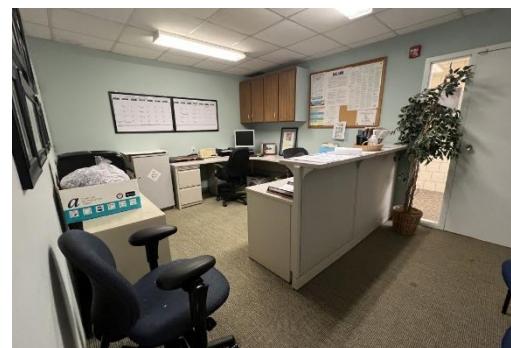
FOR LEASE | 14,516± SF MEDICAL OFFICE SPACE AVAILABLE 2 MEDICAL OFFICE BUILDINGS ADJACENT TO WATERBURY HOSPITAL

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

LEASE RATE: \$13.00/SF NNN

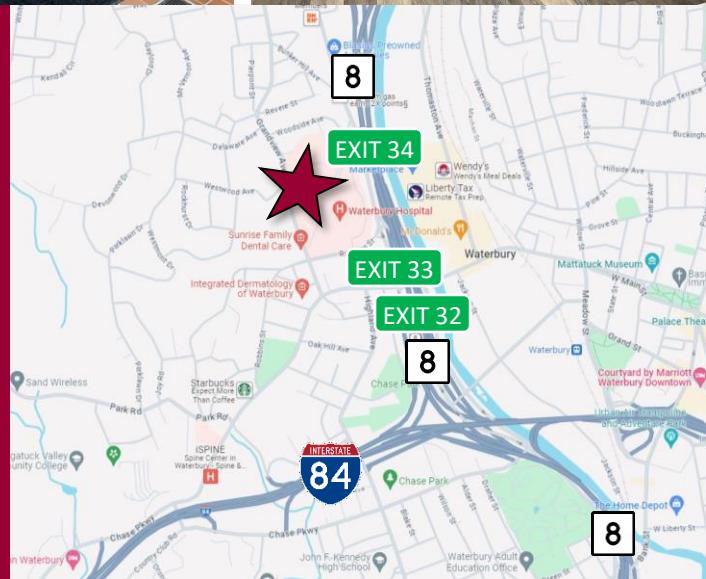
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Property Highlights

- 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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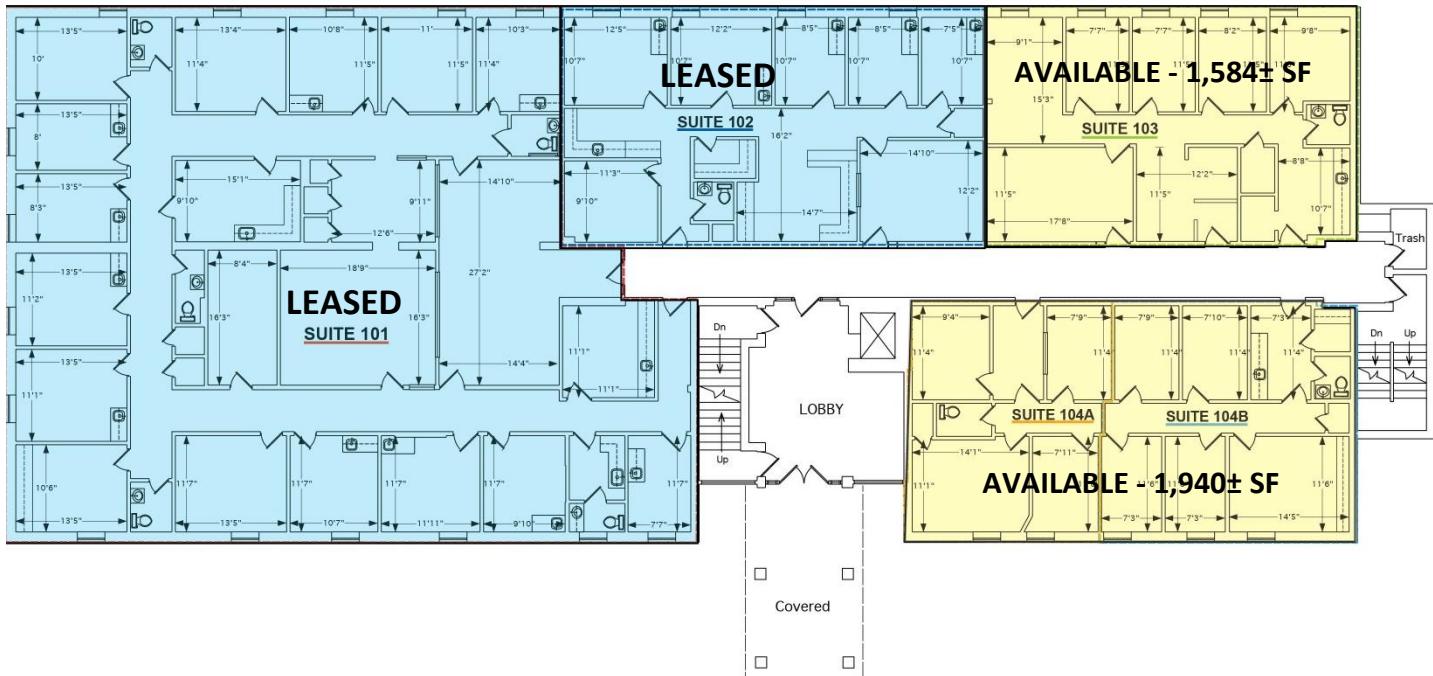
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BUILDING 140 – FIRST FLOOR - AVAILABILITY

#103 - 1,584± SF & #104AB - 1,940± SF



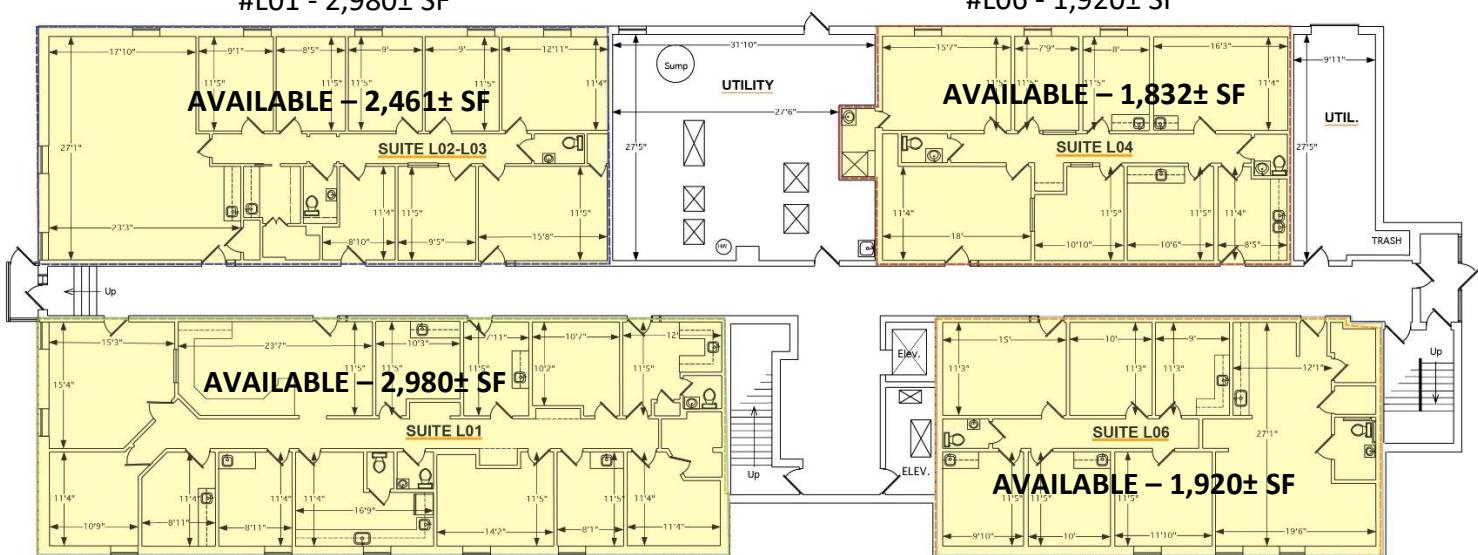
BUILDING 140 – LOWER LEVEL - AVAILABILITY

#L02-L03 - 2,461± SF

#L01 - 2,980± SF

#L04 - 1,832± SF

#L06 - 1,920± SF



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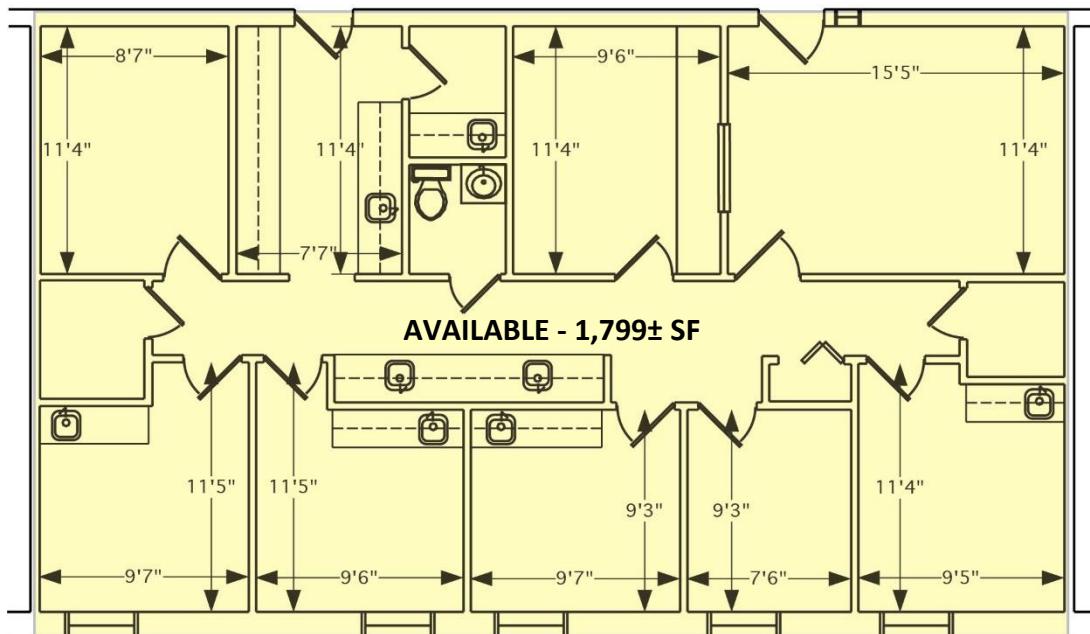
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BUILDING 134 – FIRST FLOOR - AVAILABILITY

#102 - 1,799± SF

Corridor



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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

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)

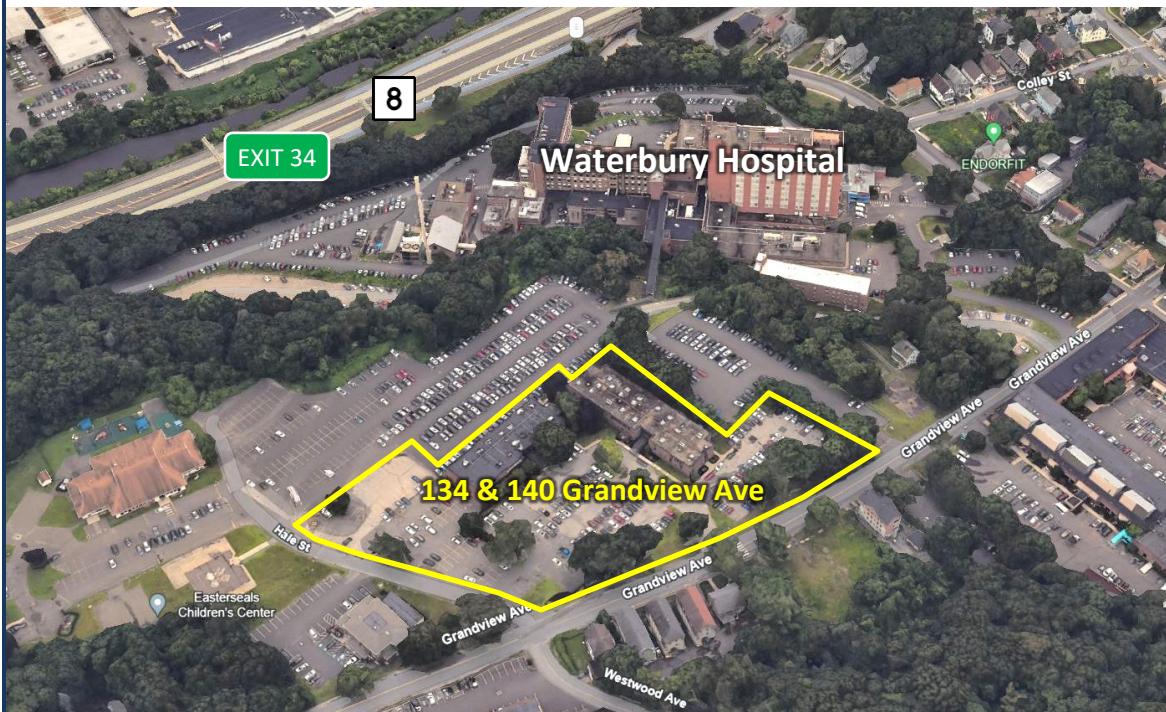
MECHANICAL EQUIPMENT

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

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

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.



Property Highlights

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 - 1,920± SF - #L06 - Lower Level
- Ample Parking, 300+ Surface Spaces
- Close Proximity to I-84 via Route 8
- Many area amenities nearby
 - Shopping
 - Banking
 - Dining

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