

62 WASHINGTON STREET MIDDLETOWN, CT



Asking Price: \$1,000- \$3,000 per office space GROSS MONTHLY

Be a part of a tastefully rehabbed mixed use 3 floors of office and mixed use retail ground floor. All leasing offered at below market pricing with interior master build-outs. Great opportunity for small/medium sized retailers/service providers to join our marketplace sections of the building. Located Directly across from inexpensive municipal parking. Easy access to Route 9 and overlooking the CT River, all highways 1/2 mile away.

Facilities:

- **Approximately 27,140 square feet In Total**
- **2nd Floor former Massage & Lash Spa, Brick Fireplace updated buildout Offered at \$1,000 /mo + Utilities. 750 SQ FT.**
- **3rd Floor Dance Studio Space Available 2,500 Sq.Ft Offered at \$2,400 (Willing to split space and rent for \$1,200/month +Utilities Included**
- **2nd Floor Mezzanine Space, former Kushner Development Office 2,400 Sq.Ft \$100,000 buildout willing to downsize. Offered at \$3,000 / Month + Utilities**
- **Retail Space Available 1,000 SQ.FT Offered at \$2,000/ month + Utilities (features \$85K Buildout New HVAC, Bathroom, Floors, Walls Ceilings lights..etc**
- **Electric, Gas, City Water & Sewer, Central Air, Phone, Cable Fire Suppression Systems**
- **2nd Floor Mezzanine: Small Office \$500/ Month + Utilities. 200 SQ. FT.**
- **2nd Floor Mezzanine: Former Next St Driving Space, Built as large open office space former classroom. Offered at \$1,000/ Month + Utilities. 2,000 SQ. FT.**
- **60" Turning Radius, Sidewalk, Door Sign, Elevator, Raised Toilet, Public Restrooms, Handicap Design, Ramps, Also Security System**




RICK ZIFF

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Serv Safe Certified

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