

CONTACT: BRIAN GODIN or MICHAEL GRIEDER

E-mail: Bgodinpb@gmail.com mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE

92 Brookside Road Waterbury, CT 06708

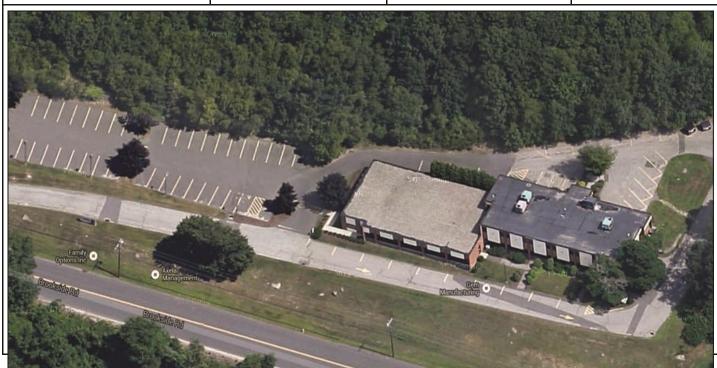


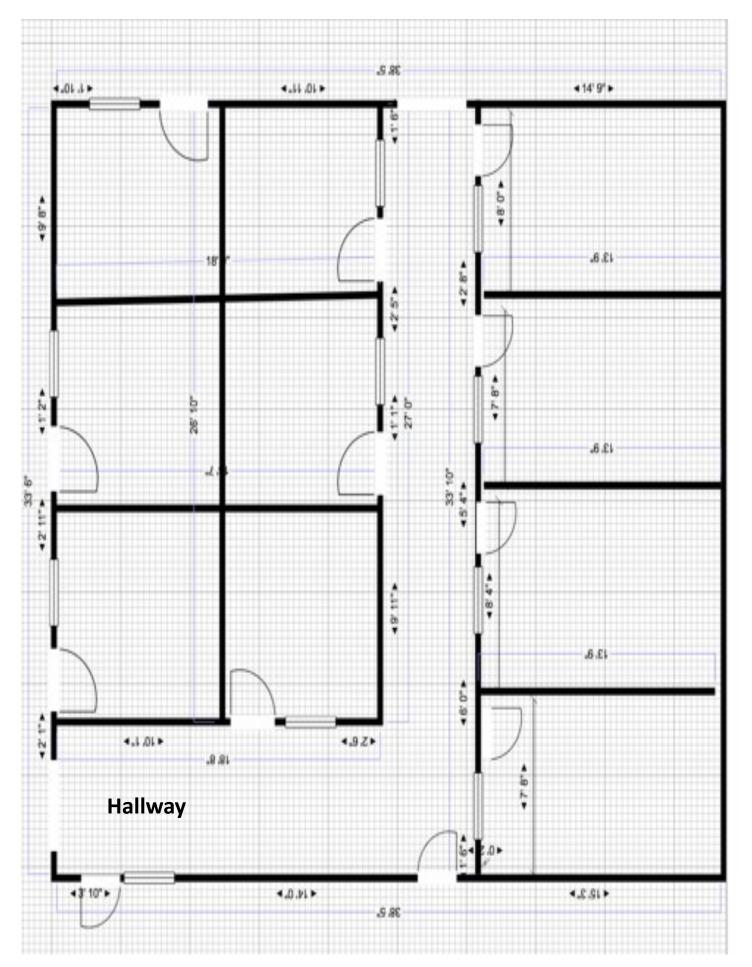
Private Office Suites
Shared Conference Room/ Break Room
Ideal for small office user needing private work space
Total accumulation to 4,000 +/- S/F
Excellent Views across the City
Ample parking with easy access to Route 8 and I-84

Suites from \$400.00 per month including utilities

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.

PROPERTY DATA FORM			
PROPERTY ADDRESS	92 Brookside Road		
CITY, STATE	Waterbury, CT 06708		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	15,982	Air conditioning	Central
Number of floors	2	Sprinkler / type	Yes
Accumulative S/F	4,000 +/-	Type of heat	Gas forced air
Suites	From 400 S/F		
Exterior construction	Brick	OTHER	
Interior construction	Finished	Total acres	7.73
Roof		Zoning	IP
Date built	1974	Parking	Ample
UTILITIES		Interstate / distance to	I-84
Sewer	Yes	State Route / distance to	Route 8
Water	Yes		
Gas	Yes		
Electric	1000 amps	TERMS	
		Lease rate	
		Suites from \$400.00 per month	4,000 S/F @ \$15.00 PSF Gross









Shared Conference Room



Break Room



Office View