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FOR LEASE



84 Progress Lane Waterbury, CT

Office Space 20,000 S/F

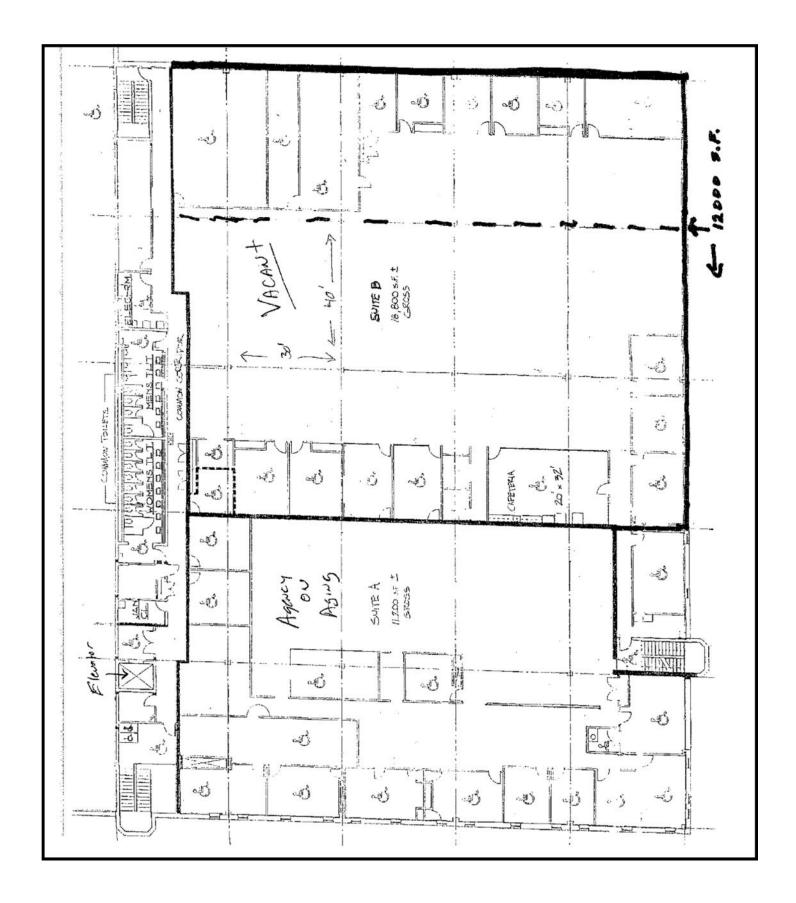
Former Banking Headquarters
Office Park setting located right off I-84 Exit 25A
Elevator Abundant free on-site parking On city bus line

6 T1 phone lines with capacity for 25 sub-lines off each Professionally managed and owned Offered at \$6.95-\$10.00 PSF + NNN

PROPERTY DATA FORM			
PROPERTY ADDRESS	84 Progress Lane		
CITY, STATE	Waterbury, CT 06705		

BUILDING INFO		MECHANICAL EQUIP	
Total S/F	150,000 S/F +/-	Air conditioning	Yes / Trane units
Number of floors	2	Sprinkler	Yes
Avail S/F	18,000 S/F +/-	Туре	Wet
Will subdivide to		Type of heat	Gas / Trane units
Office space	18,000 S/F +/-	Elevator	Yes
Exterior construction	Brick/block		
Interior construction	Finished	TAXES	
Ceiling height	12'	Date assessed	
Roof	Carlisle membrane	Assessment	
Date built	1982	Mill rate	
		Тах	
UTILITIES		OTHER	
Sewer	City	Total acres	15.3
Water	City	Zoning	I.P.
Gas	Yankee Gas	Parking	5 per thousand
Electrical		Distance to I-84	.5 miles
Amps	2500	Distance to Route 8	4.97 miles
Volts	227/480	Distance to I-691	4.5 miles
Phase	3		
		TERMS	
		Lease rate	\$6.95 -\$10 PSF + Utiltic
	1		1

COMMENTS: Beautifully well maintained office space with large open bull-pen area and office lined outer perimeter. Easy access to Interstate 84. New 4-way intersection. Possible tax incentives based on your use and SIC Code.



84 PROGRESS LANE Lakewood Nichols Rd Woodtiek 8 Lakewood Park Pleasant St Lily Brook Burnt Hill Nicola St Mad Rive O Town Line Rd Shopping Center _ Tame Buck Hill Shelloff 201 atbara Dr Rosemary Ln Waterbury Meriden Rd Frost Road Lakeview EXIT 25-A 84 PROGRESS LANE East Mountain Brookview Ave Saunders Ln Mountain-Broi Hill Eugene Dr Platts Vills Crestwood Dr Dupreay Rd Budkley Ln Miller Dr O Hopkins St Union Rd Blue Trail Dr Prospect MAPRVEST Grickis Ln Salem Rd amein. @ 1998 GeoSystems Global Corp.