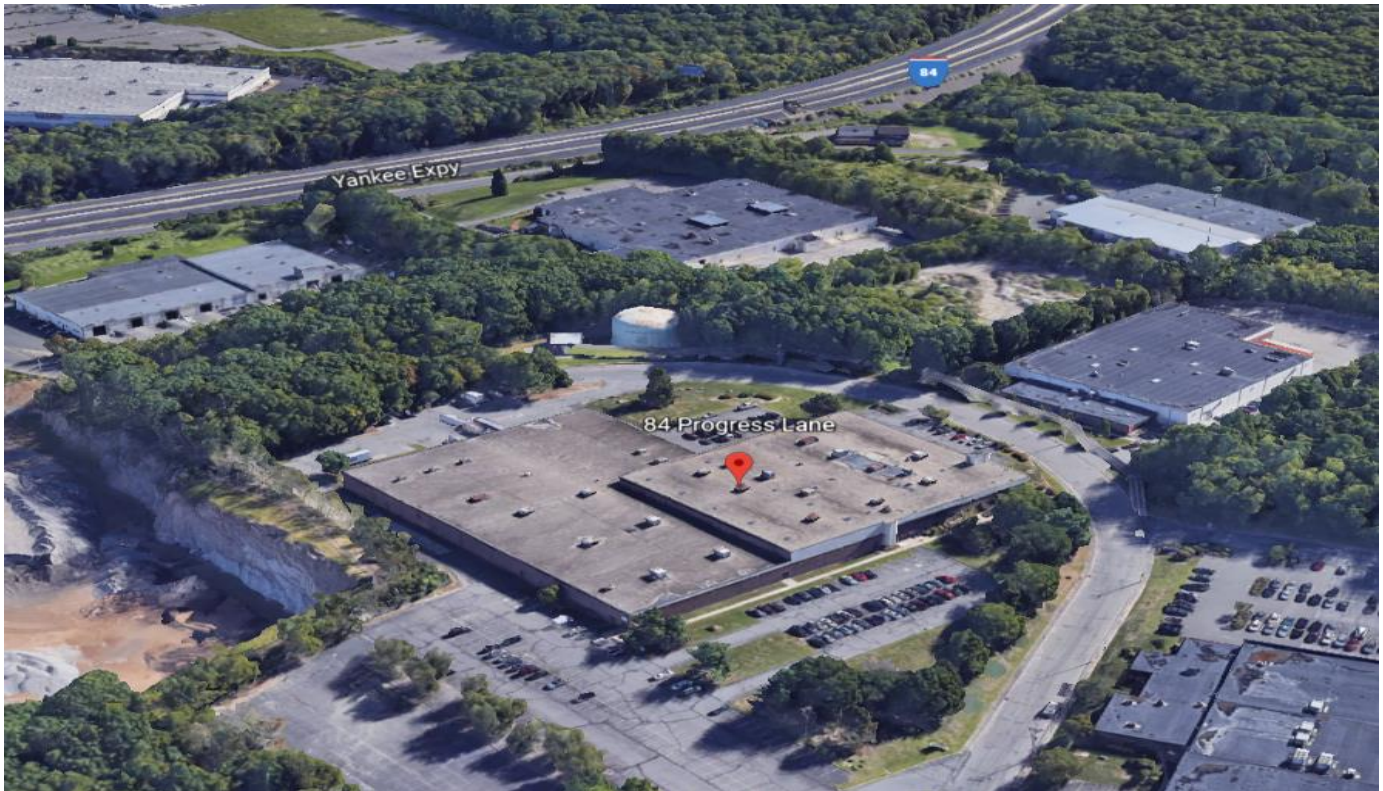


## FOR LEASE



### *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**

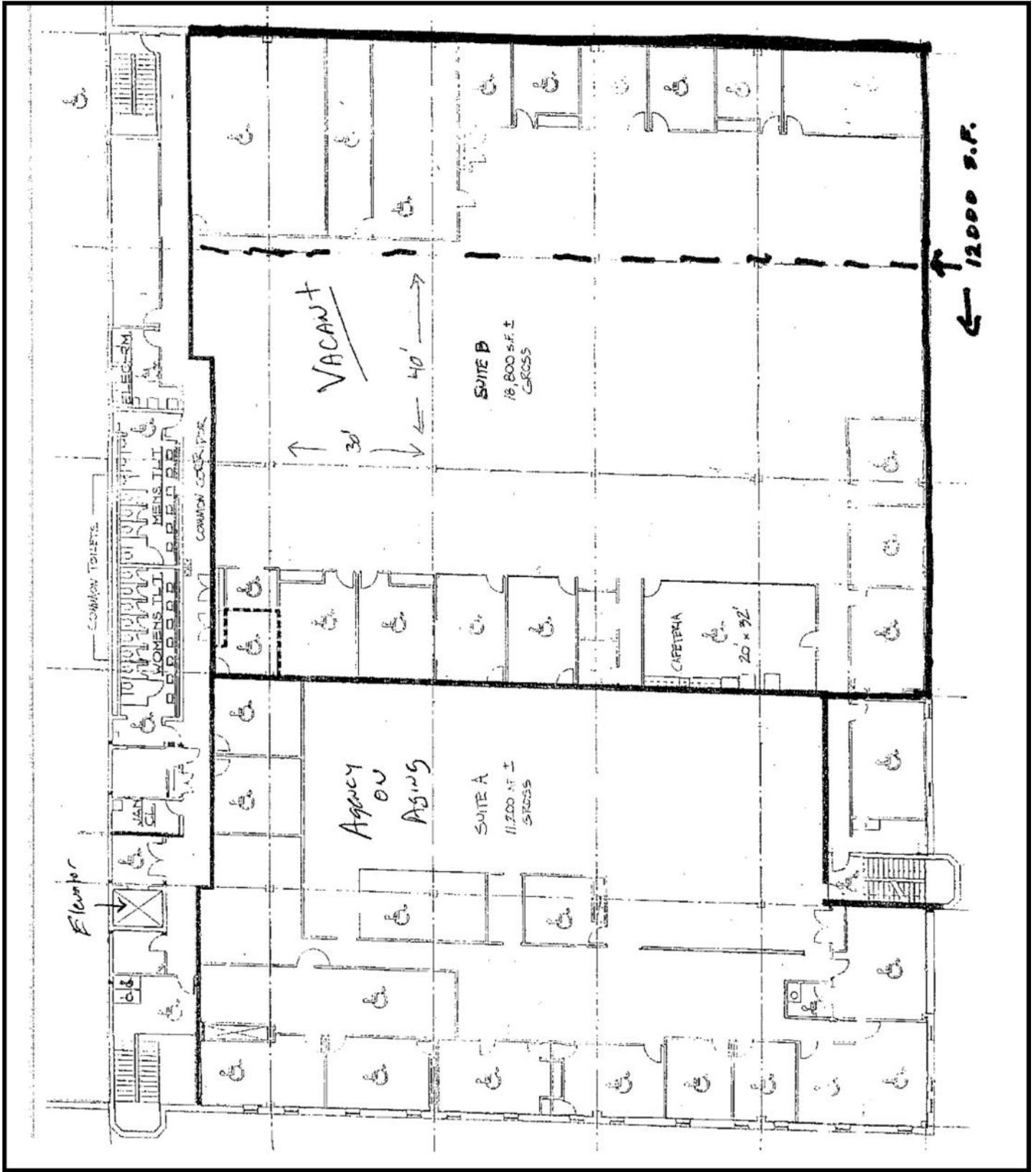
**6 T1 phone lines with capacity for 25 sub-lines off each**

**Professionally managed and owned**

**Offered at \$6.95-\$10.00 PSF + NNN**

## PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	84 Progress Lane		
<b>CITY, STATE</b>	Waterbury, CT 06705		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
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 +/-	Type	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	<b>TAXES</b>	
Ceiling height	12'	Date assessed	
Roof	Carlisle membrane	Assessment	
Date built	1982	Mill rate	
		Tax	
<b>UTILITIES</b>		<b>OTHER</b>	
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		
		<b>TERMS</b>	
		Lease rate	\$6.95 -\$10 PSF + Utilities
<p><b>COMMENTS:</b> 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.</p>			





# 84 PROGRESS LANE

