

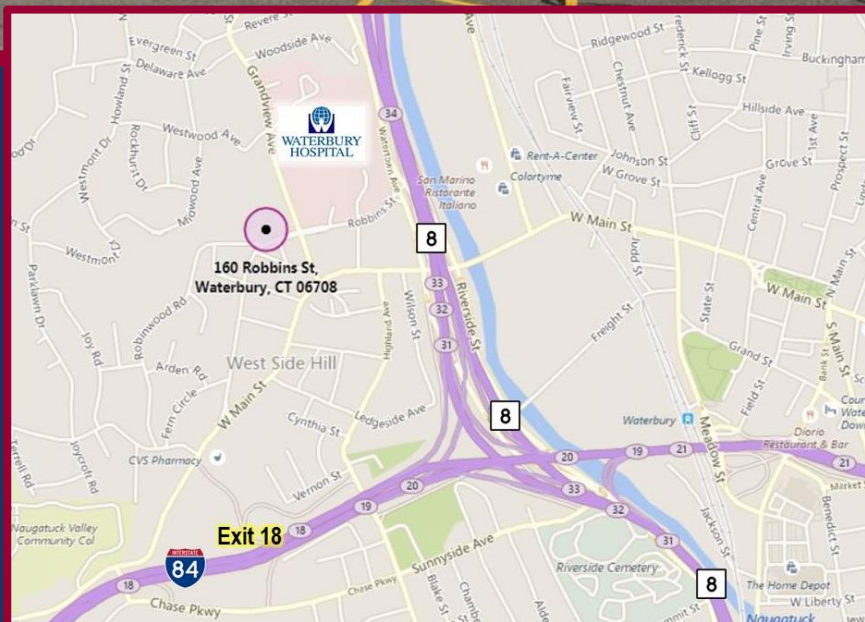
**LEASE RATES:
Full Gross + Utilities**

MEDICAL / OFFICE SPACE

8,315± SF & 1,800± SF FOR LEASE

160 Robbins Street, Waterbury, CT 06708

160 Robbins Street, Waterbury



FOR LEASE:

8,315± SF - \$26/SF
1,800± SF - \$22/SF
Gross + Utilities

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



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MEDICAL / OFFICE SPACE FOR LEASE

160 Robbins Street, Waterbury, CT 06708

BUILDING INFORMATION:

GROSS BLDG AREA: 65,000± SF
 RENTABLE AREA: 10,378± SF (8,315 & 1,800 SF)
 OCCUPANCY LEVEL: 84%
 NUMBER OF FLOORS: 2
 CONSTRUCTION: Masonry
 ROOF TYPE: Flat, T&G/Rubber
 YEAR BUILT: 2009

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central Air
 TYPE OF HEAT: Gas, Heat Pump
 SPRINKLERED: 100% Wet

MAJOR TENANTS:

Naugatuck Valley Surgical
 Chase Clinic
 Pediatric Associates of CT
 Spectra Dental

SITE:

SITE AREA: 5.14 acres
 ZONING: CO – Commercial Office District
 PARKING: 278 surface & structured parking
 SIGNAGE: Pylon, Building
 VISIBILITY: Excellent / across from hospital
 HWY ACCESS: I-84

UTILITIES:

SEWER: City
 WATER: City
 GAS: Yes

EXPENSES: *

RE TAXES: () Tenant (x) Landlord
 UTILITIES: (x) Tenant () Landlord
 INSURANCE: () Tenant (x) Landlord
 MAINTENANCE: () Tenant (x) Landlord
 JANITORIAL: (x) Tenant () Landlord

*Plus Above Base Year Operating Expenses & Taxes

COMMENTS:

2 Medical / Office Suites for Lease (8,315± SF & 1,800± SF) in a two story medical surgery center, multi-tenanted by private practices & hospital based practices, located across from Waterbury Hospital. The largest tenant, Naugatuck Surgery Center is part of St. Mary's Hospital (Trinity Health of New England). Ample parking in urban setting (surface and structured).

DIRECTIONS:

I-84 to Exit 18 to West Main Street to Robbins Street



LEASE RATE:
Full Gross + Utilities

Property Highlights

- 65,000 SF Medical Surgery Center
- Located across from Waterbury Hospital
- 8,315± SF for Lease
 - Main level addition
 - \$26/SF Gross + Utilities
- 1,800± SF for Lease
 - Former lab space
 - \$22/SF Gross + Utilities
- Hospital based diverse tenancy
- Ample parking: 278 surface & structured
- Zoning: CO
- I-84 Exit 18

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