

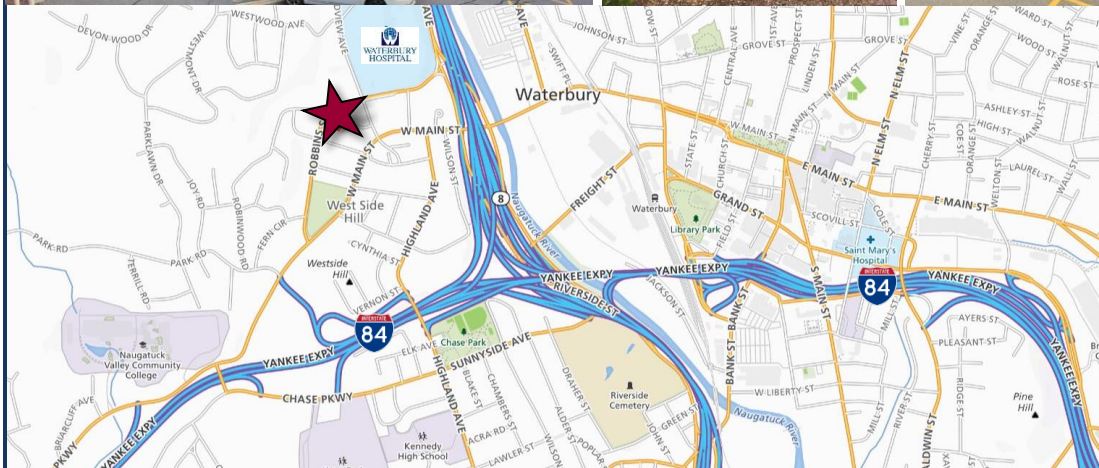
65,775± SF MEDICAL / SURGERY CENTER FOR LEASE: 8,315± SF AVAILABLE (DIVISIBLE)

160 Robbins Street, Waterbury, CT 06708

LEASE RATE: Call for Information



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 65,775± SF Medical Surgery Center
- Located across from Waterbury Hospital
- 8,315± SF for Lease
 - Divisible
 - Main level addition
- Hospital based diverse tenancy
- Ample parking: 278 surface & structured

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 65,775± SF
TOTAL RENTABLE AREA 65,775± SF
AVAILABLE SPACE 8,315± SF (divisible)
OCCUPANCY LEVEL 87%
NUMBER OF FLOORS 2
CONSTRUCTION Masonry
ROOF TYPE Flat, T&G/Rubber
YEAR BUILT 1918
YEAR RENOVATED 1991 / 2009 / 2018

MECHANICAL EQUIPMENT

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

MAJOR TENANTS

Naugatuck Valley Surgical
Chase Clinic
Pediatric Associates of CT
Spectra Dental

COMMENTS Medical / Office space for Lease (8,315± SF - divisible) in main level addition 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 & structured).

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

SITE

SITE AREA 5.14 acres
ZONING CO – Commercial Office District
PARKING 278 Surface & Structured
SIGNAGE Pylon & Building
VISIBILITY Excellent - across from hospital
HWY ACCESS I-84

UTILITIES

SEWER City
WATER City
GAS Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
*Plus above base year operating expenses & taxes

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