

# FOR LEASE

## 12,127 SF OFFICE SPACE

64 AVENUE OF INDUSTRY | WATERBURY, CT 06705



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present a modern office space for lease at 64 Avenue of Industry, Waterbury CT. This 12,127 square foot space consists of an atrium, courtyard, perimeter and open offices with beautiful finishes and abundant natural light. Building has undergone a multi-million dollar renovation.

### PROPERTY HIGHLIGHTS

- Great modern image with a lot of natural light
- Beautiful atrium and enhanced entrance
- 1.3 miles to I-84 (Exit 25A - Austin Road)
- 100% air conditioned
- Existing furniture available

### OFFERING SUMMARY

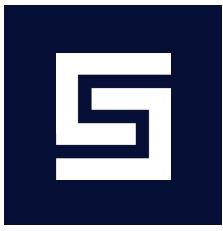
|                |                         |
|----------------|-------------------------|
| Lease Rate:    | \$13.50 PSF + utilities |
| Available SF:  | 12,127 SF               |
| Lot Size:      | 10.34 Acres             |
| Building Size: | 74,372 SF               |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,839    | 17,257   | 49,347   |
| Total Population  | 6,884    | 43,430   | 129,308  |
| Average HH Income | \$60,592 | \$71,303 | \$68,519 |

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### \$13.50 PSF + utilities

#### BUILDING SPECIFICATIONS

|                     |                 |
|---------------------|-----------------|
| Building Size       | 74,372 SF       |
| Office Space        | 12,127 SF       |
| Roof                | Rubber Membrane |
| Column Spacing      | 30' x 30'       |
| Year Built          | 1966            |
| Year Last Renovated | 2005            |

#### MECHANICAL/UTILITIES

|                     |                   |
|---------------------|-------------------|
| Heat                | Gas               |
| Air Conditioning    | 100%              |
| Lighting            | T8, Motion        |
| Sprinklers          | Wet               |
| Water/Sewer Company | City of Waterbury |
| Electric Company    | Eversource        |

#### LAND

|          |             |
|----------|-------------|
| Lot Size | 10.34 Acres |
| Zoning   | IP          |

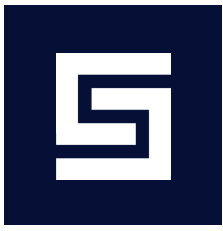
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### BULLETS HEADLINE

- Attractive, High Image
- Modern Office Space
- Abundant Natural Light
- 13 Private Offices/ Conference Rooms
- Large Board Room
- Fitness Room
- Kitchenette
- Enhanced Reception/ Atrium with Restroom
- Open Courtyard
- Executive Office with Private Bathroom and Closet
- Office Furniture for over 30 employees
- Security System in place
- Motion Lighting



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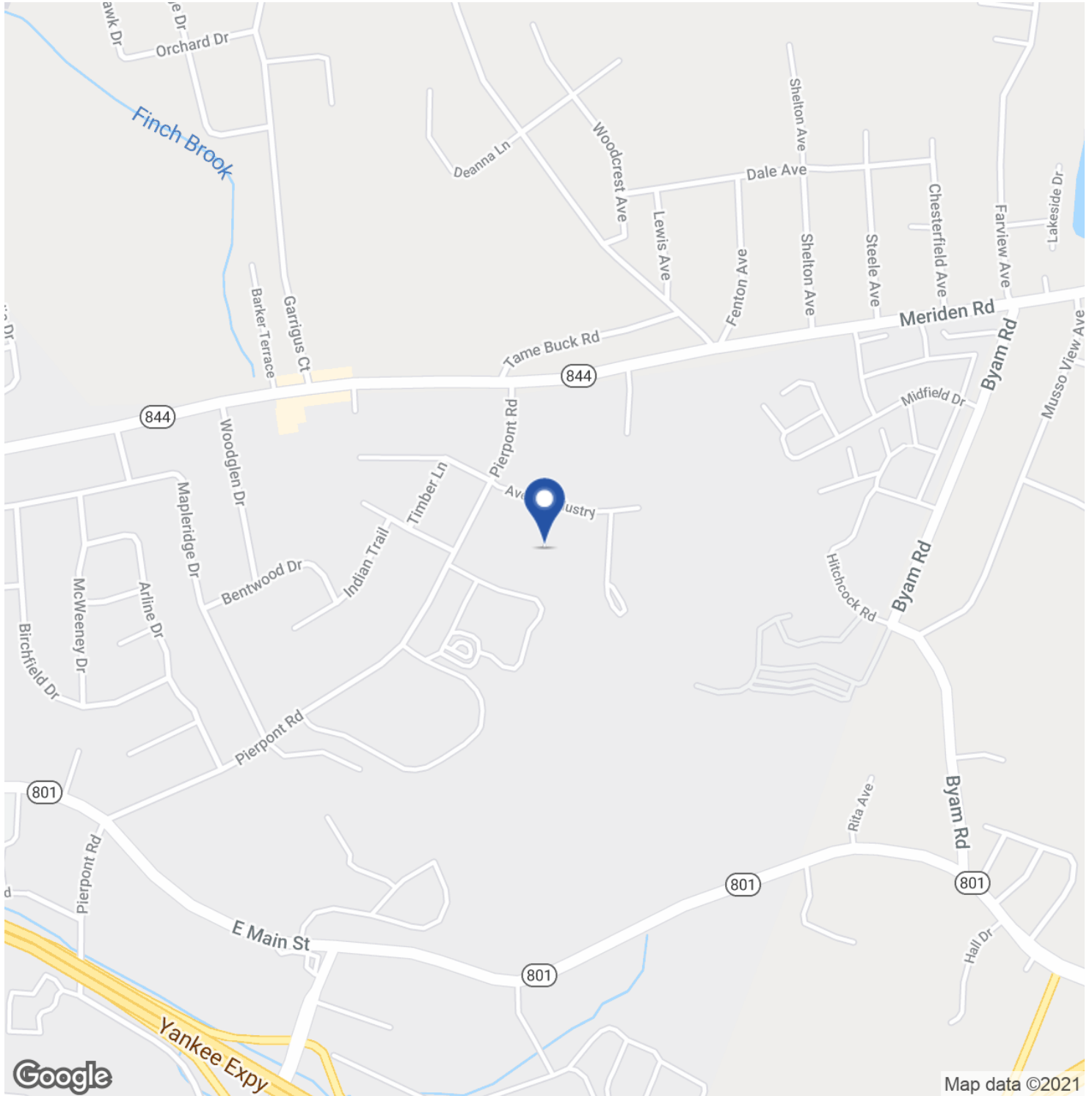
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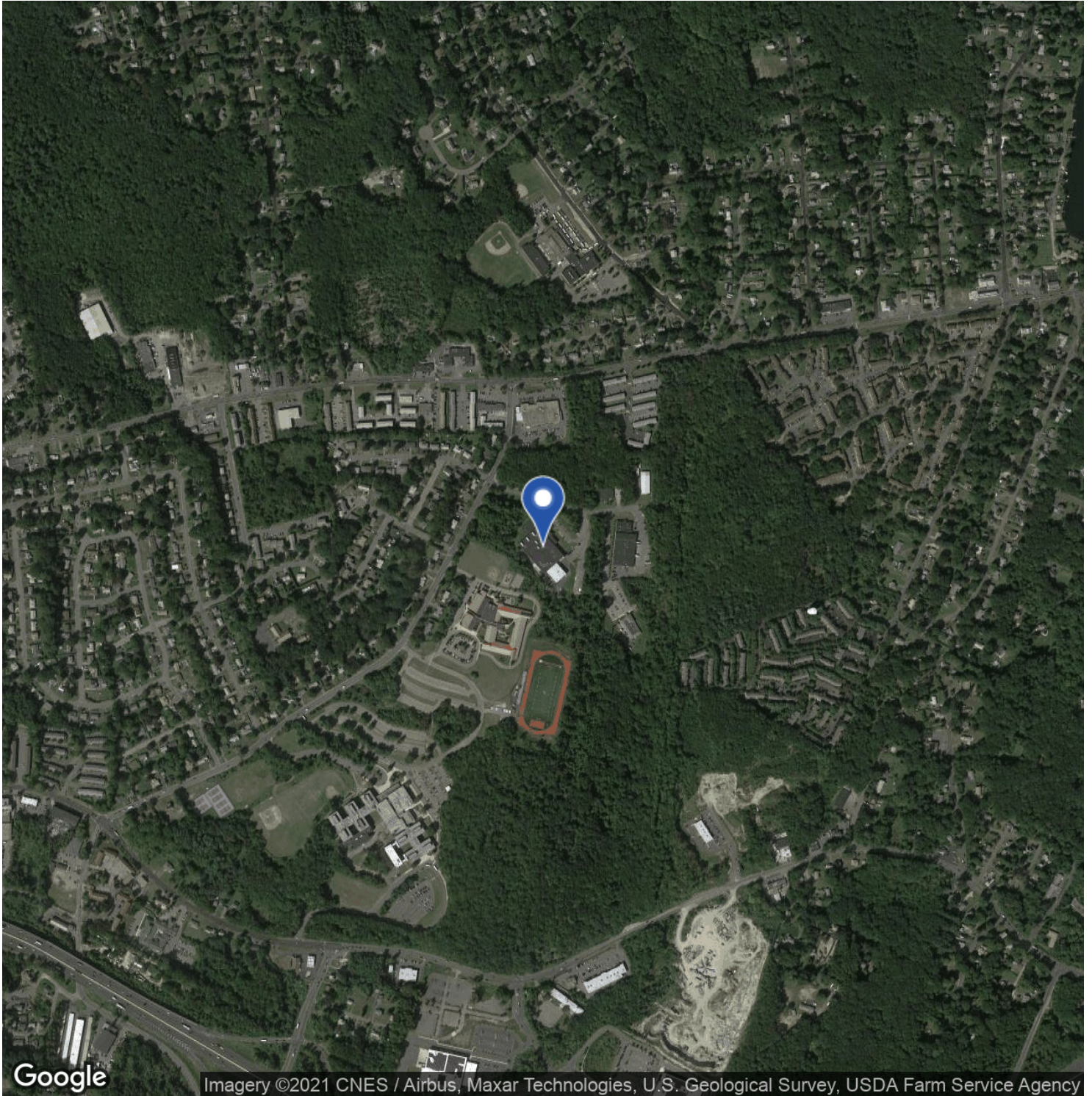
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Google

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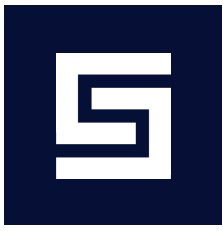
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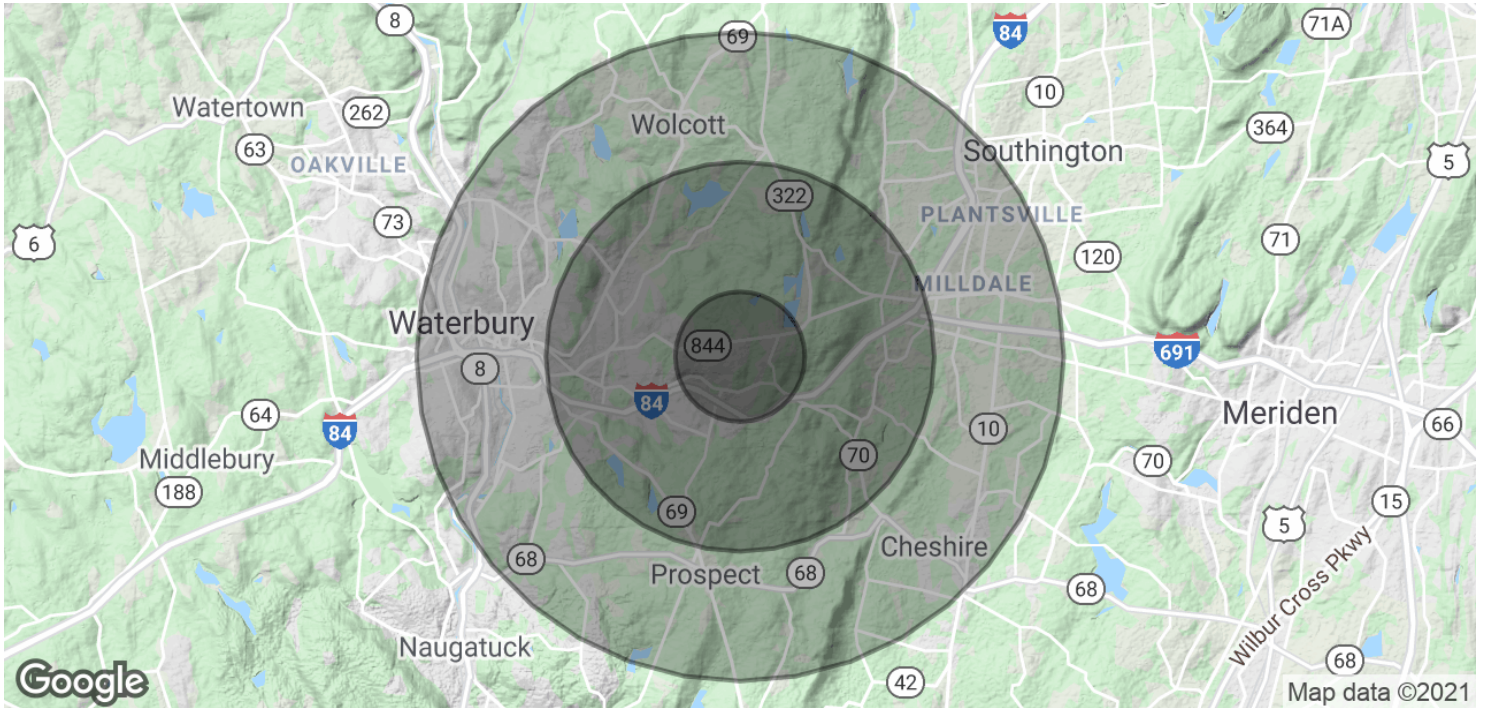
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,884  | 43,430  | 129,308 |
| Average age          | 39.7   | 39.9    | 37.4    |
| Average age (Male)   | 34.3   | 37.2    | 36.0    |
| Average age (Female) | 41.9   | 41.1    | 38.5    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,839     | 17,257    | 49,347    |
| # of persons per HH | 2.4       | 2.5       | 2.6       |
| Average HH income   | \$60,592  | \$71,303  | \$68,519  |
| Average house value | \$240,671 | \$258,067 | \$281,910 |

\* Demographic data derived from 2010 US Census

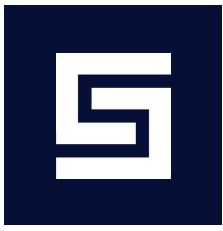
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