

FOR LEASE

**26 Lakeside Boulevard East
Waterbury, CT 06708**



1,700 SF+/- PROFESSIONAL OFFICE SPACE

- **Excellent West End Location**
- **Easy access to Interstate 84, Exit 17**

Lease rate: \$12.00 PSF Gross plus utilities



MATTHEWS COMMERCIAL PROPERTIES LLC.
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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Matthews Commercial Properties, LLC or its associates as to the accuracy of the information submitted herein.

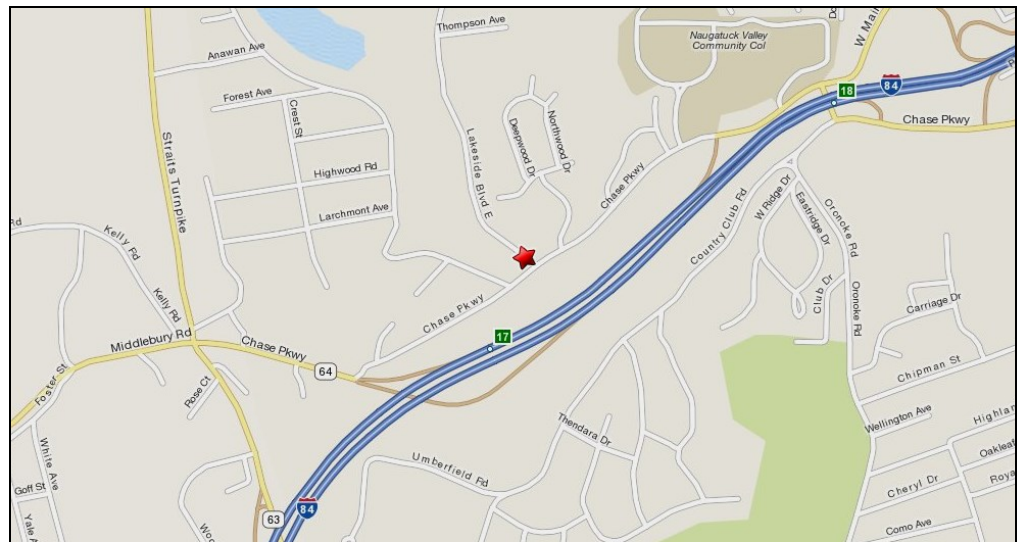
PROPERTY DATA FORM

PROPERTY ADDRESS	26 Lakeside Boulevard East
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP	
Total S/F	6,400	Air conditioning	Yes
Number of floors	2	Sprinkler	No
Avail S/F	1,700 SF+/-	Type of heat	Gas
Will subdivide to	1700 SF+/-		
Office space	Yes	OTHER	
Exterior construction	Brick	Parking	In common
Interior construction	Beautifully finished	Interstate/Distance to	I-84 / Exit 17 1/2 mile
Ceiling height	8'	State Route/Distance to	Route 8 1 mile
Roof	Asphalt		
Date built	1994		

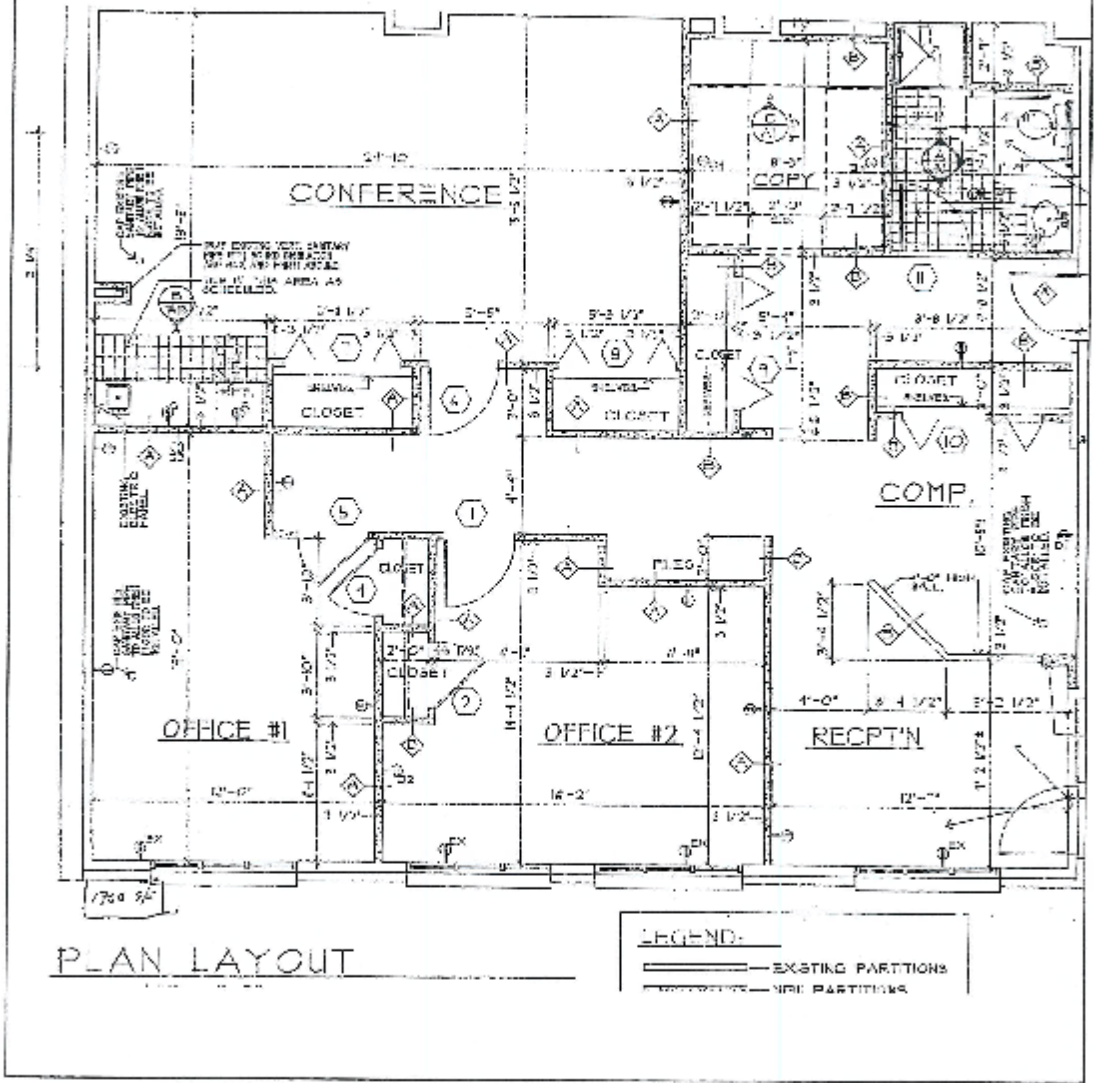
UTILITIES		TERMS	
Sewer	City	Lease rate	\$12.00 PSF Gross plus utilities
Water	City		
Gas	Eversource		
Electrical	Eversource		

COMMENTS:



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26 Lakeside Blvd. East. 1700 S/F



PLAN LAYOUT

LEGEND:

- EXISTING PARTITIONS
- NEW PARTITIONS