

FOR SALE/LEASE

**2 Pomperaug Office Park
Bldg #2, Suites 308**



Former Medical Space

- **Move In Condition**
- **1,000 s/f Office Condo**
- **Corner Unit**
- **3 Exam Rooms**
- **1 X Ray Room with Lead Walls**
- **Receptionist Area**
- **Waiting Area**

Sales Price: \$72,400.00

Lease Rate: \$1,400.00 per month Gross plus Utilities



MATTHEWS COMMERCIAL PROPERTIES LLC.

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PROPERTY DATA FORM

PROPERTY ADDRESS	2 Pomperaug Office Park Bldg #2, Suites 308		
CITY, STATE	Southbury, CT 06488		
BUILDING INFO			
Total SF +/-	1,000 SF+/-	MECHANICAL EQUIP	
Number of Floors	1	Air conditioning	Central 1 yr old
Available S/F	1,000 SF+/-	Type of heat	Electric / Heat Pump
TAXES			
Office space	4 offices	Appraisal Value	\$101,730.00
Interior construction	Finished	Assessment	\$71,210.00
Roof	Asphalt Shingles	Mill Rate	29
Ceiling height	10'	Tax	\$2,065.09
Date built	1986	Zoning	B-2C
UTILITIES			
Sewer	Septic	Parking	Parking Lot
TERMS			
Water	City	Sales Price	\$72,400.00
Gas	Eversource	Condo Fees	\$461.00/month
Electric	Eversource	Lease rate includes	\$1,400/month Gross
		Condo Fees and Taxes	Plus Utilities

COMMENTS:

- 4 offices (3 exam rooms and 1 radiology x-ray room)
- 1 Receptionist Area
- 1 Waiting Room
- 1 Private Restroom
- 2 Restrooms in main hall

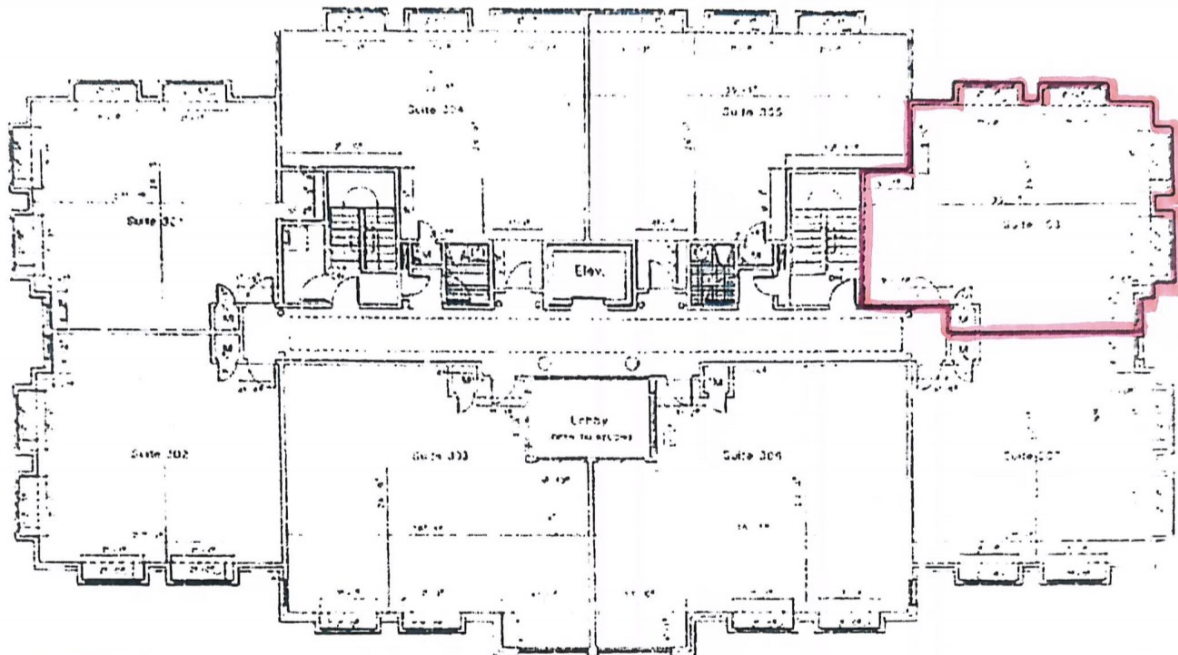


EXHIBIT A-4a

