



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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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

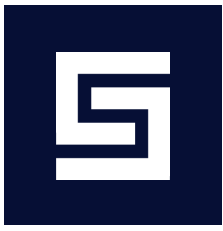
Lot Size	10.34 Acres
Zoning	IP

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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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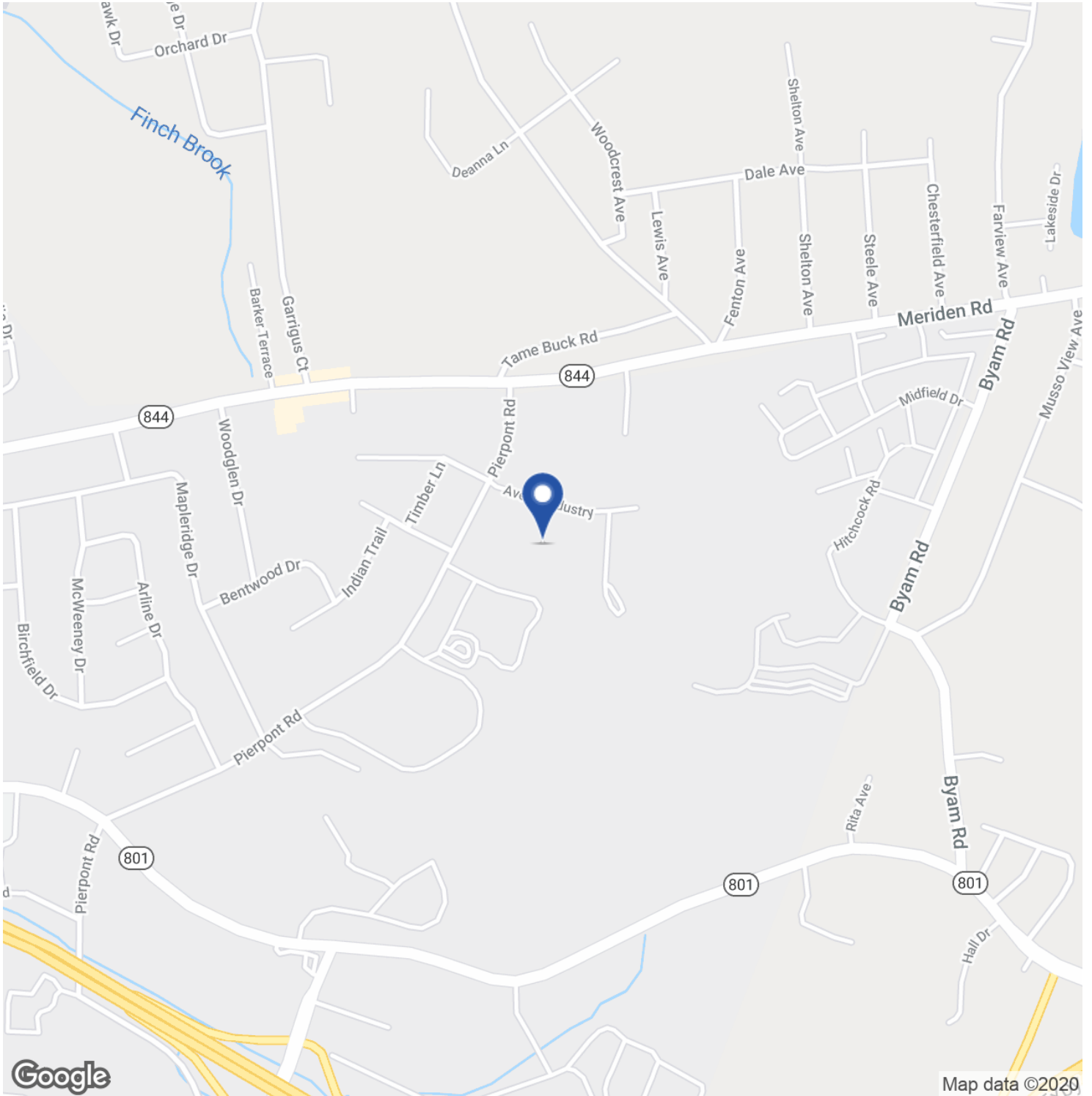
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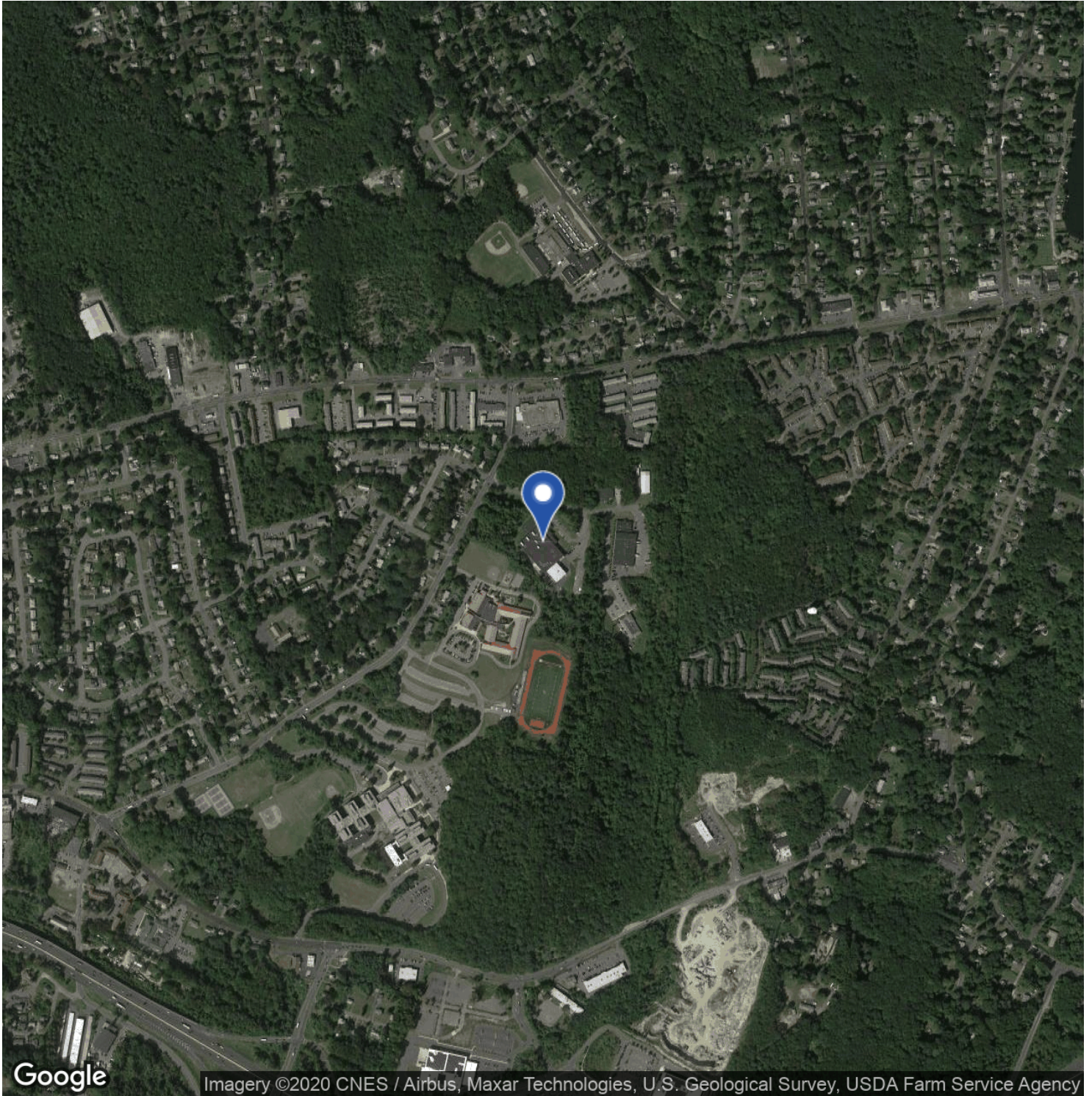
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Google

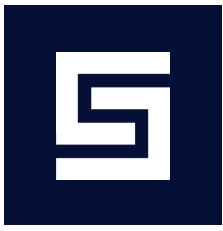
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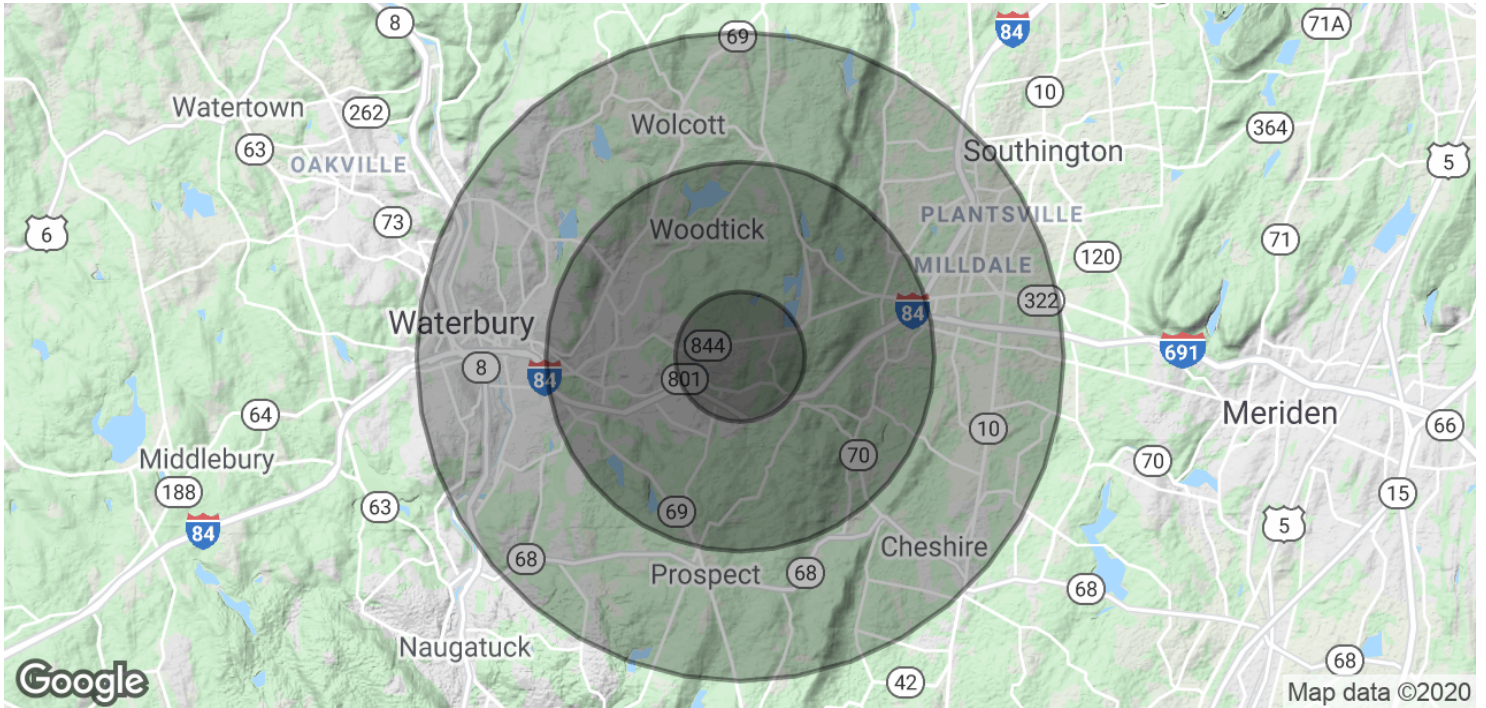
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,884	43,430	129,308
Average age	39.7	39.9	37.4
Average age (Male)	34.3	37.2	36.0
Average age (Female)	41.9	41.1	38.5

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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