

65,775± SF MEDICAL / SURGERY CENTER FOR LEASE: 8,291± SF AVAILABLE (DIVISIBLE)

160 Robbins Street, Waterbury, CT 06708

LEASE RATE: Call for Information

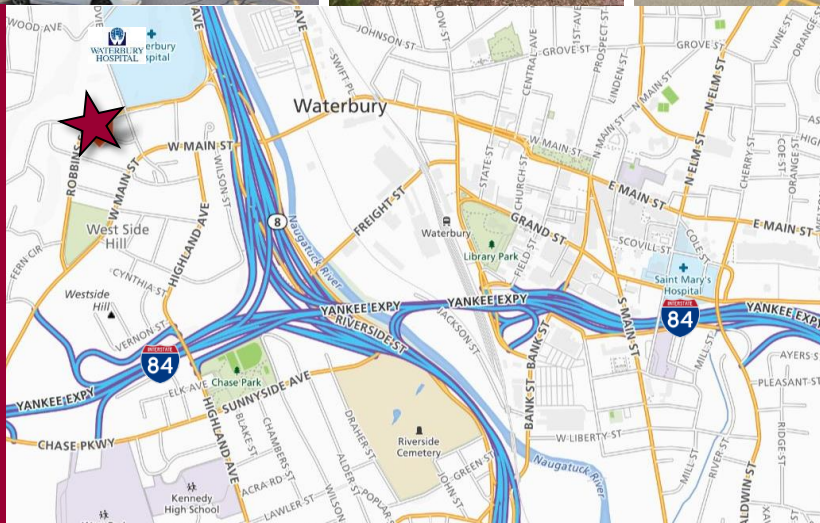


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Property Highlights

- 65,775± SF Medical Surgery Center
- Located across from Waterbury Hospital
- 8,291± SF for Lease
 - Divisible
 - Main level addition
- Hospital based diverse tenancy
- Ample parking: 278 surface & structured

For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com or Toby Brimberg | 203-643-1116 | tbrimberg@orlcommercial.com

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 8,291± SF (Divisible)
 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

Chase Clinic
 Pediatric Associates of CT
 Spectra Dental

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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COMMENTS O,R&L Commercial is pleased to offer Medical / Office space for Lease. Availability includes: a 8,291± SF of medical office space in main level addition. This 65,775± SF building is two stories, multi-tenanted by private practices and hospital based practices, located across from Waterbury Hospital. Ample parking in urban setting (surface & structured).

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



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



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