

FOR LEASE



**503 WOLCOTT ROAD
WOLCOTT, CT 06716**

Professional/Medical Office Space Available

Modern, Well-Appointed Space Currently Configured for Medical Use

Two Main Level Suites

Suite 1A: 3,210 +/- S/F

Suite 1B: 3,210 +/- S/F

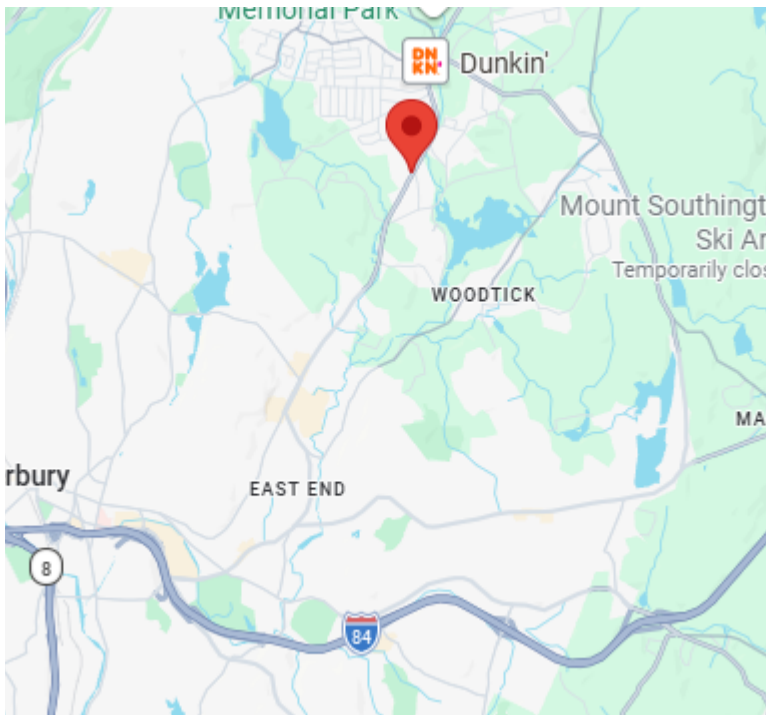
Ideal for Medical, Dental or Professional Office Users

Excellent Visibility with Ample On-Site Parking

Lease Rate: \$19 PSF + NNN + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		503 Wolcott Road	
CITY, STATE		Wolcott CT, 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,846 +/-	Air Conditioning	Central Air
Number of Floors	3	Sprinkler / Type	
Available S/F	6,420 +/-	Type of Heat	Gas F/A
Will Subdivide to	3,210 +/-	OTHER	
		Acres	.86
		Zoning	GC
Ext. Construction	Wood/Vinyl	Parking	Ample
Ceiling Height	9'	State Route / Distance To...	
Roof	Gable - Shingles	TAXES	
Date Built	2005	Assessment	
UTILITIES		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas/Oil	Gas	Lease	\$19 PSF + NNN + Utilities
Electrical	200 Amps	Nets	\$5.55 PSF



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 Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

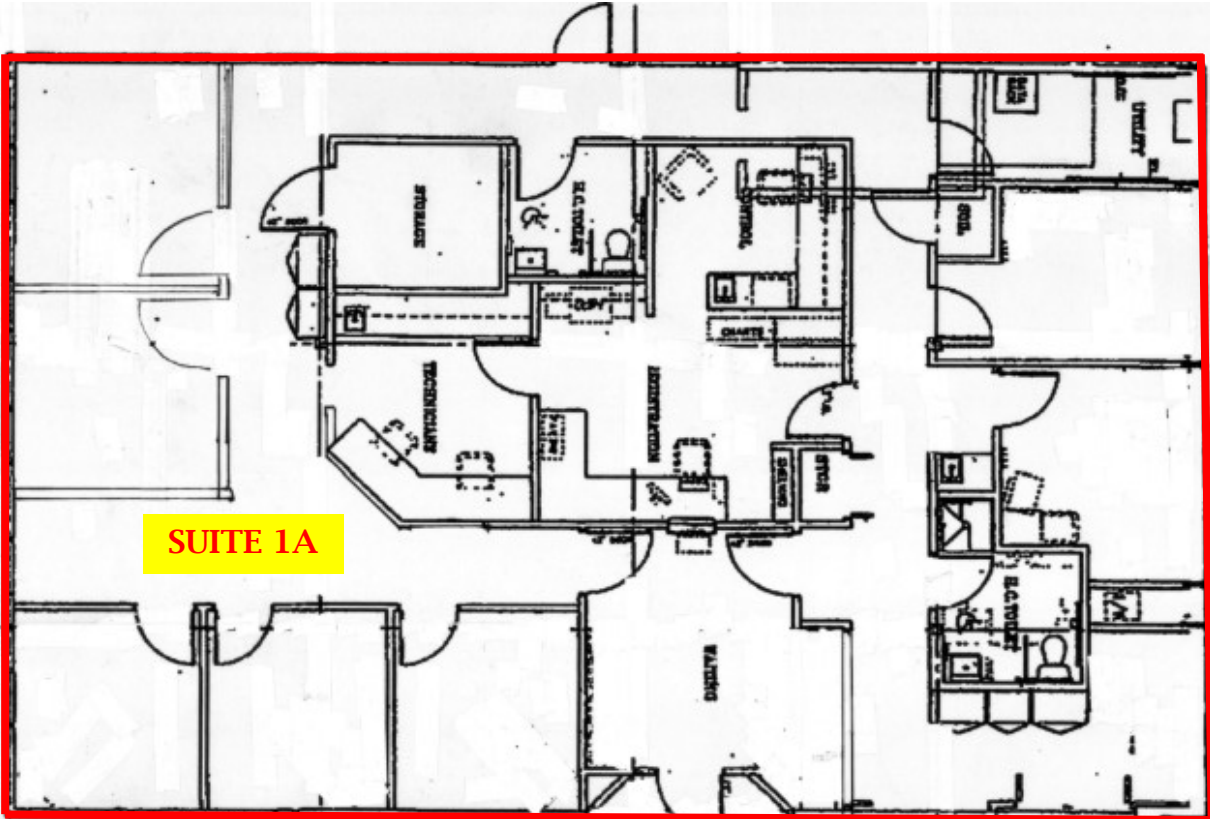


Suite 1A
3,210 +/- S/F

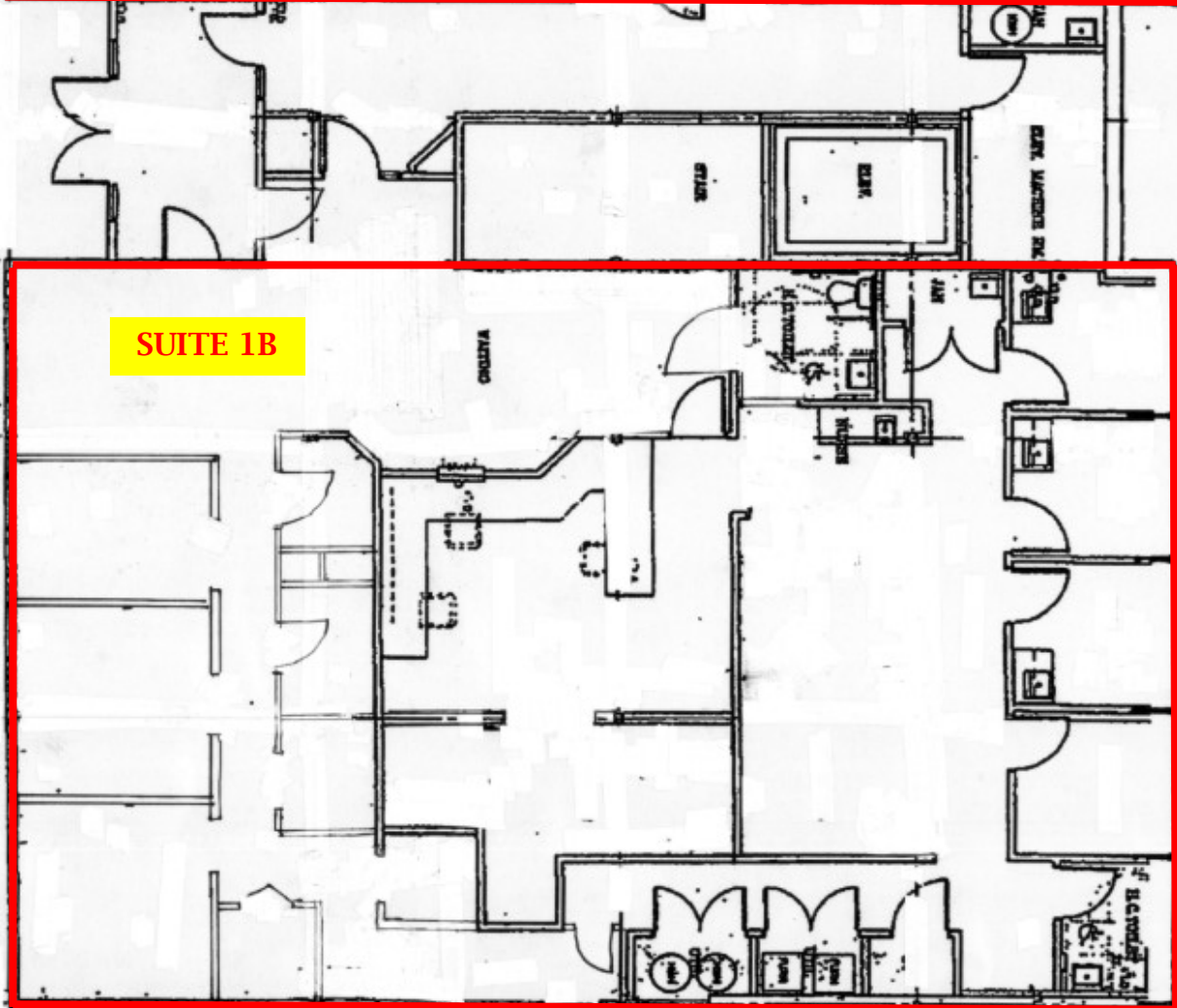


Suite 1B
3,210 +/- S/F





SUITE 1A



SUITE 1B

