

FOR LEASE

714 Chase Parkway, Waterbury, CT



- **4,403 SF+/- Finished Medical Space available in a Freestanding Medical Office Building located on 714 Chase Parkway.**
- **This property sits in the shadow of Naugatuck Valley Community College with direct access to Interstate I-84 directly across the street.**
- **Can be Subdivided**
- **Competitively Priced at \$21.25 PSF Gross!**
- **This includes Heat, Air Conditioning, Electricity, Water and Sewer, Property Taxes, Trash and All Common Area Expenses!**

**EXCLUSIVE OFFERED BY:
GERRY MATTHEWS**

matthewscre@gmail.com / 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES

819 Straits Tpke, Suite 3B, Middlebury, CT 06762

matthewscommercial.com

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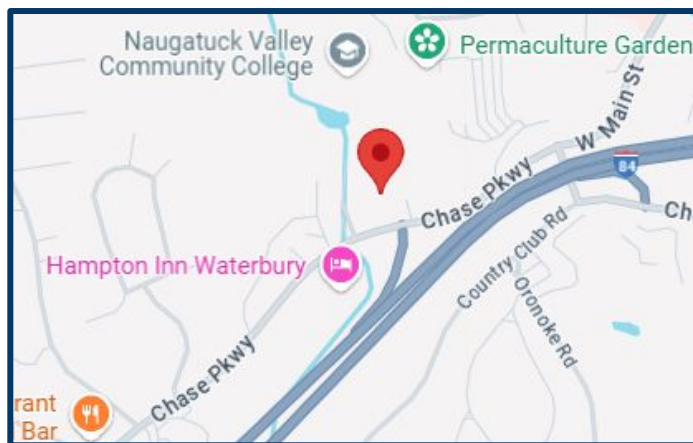
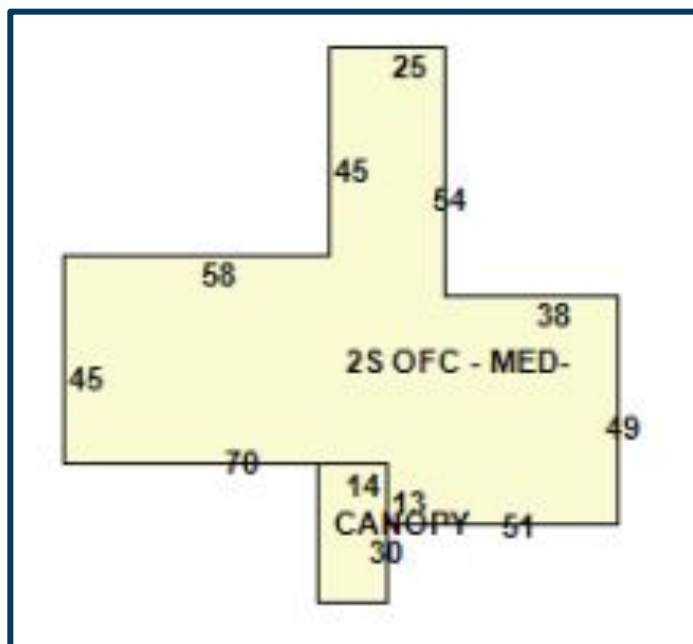
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BUILDING INFO

Total Available SF	4,403 SF
Number of Floors	1
Ceiling Height	8'
Interior Construction	Finished
Exterior Construction	Brick
Roof	Flat, Rubber Membrane
Parking	Excellent / On-Site
Zoning	CO
Distance to I-84	Across the Street!

MECHANICALS & UTILITIES

Electric	Paid by Owner
Gas	Paid by Owner
Sewer	Paid by Owner
Water	Paid by Owner
Air Conditioning	Yes - Rooftop Paid by Owner
Type of Heat	Gas - Paid by Owner
Lease Price	\$21.25 PSF - INCLUDES Heat, A/C, Electricity, Water, Sewer, Trash, Property Taxes and All Common Area Expenses.



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UNITS 5 & 6 COMBINED = 4,403 SF +/-

CAN BE SPLIT

UNIT 6

- **Large Waiting Area**
- **Large Receptionist / Work Station**
- **9 Exam Rooms**
- **1 Doctor's Office**
- **3 Restrooms**
- **1 Nurses Station**

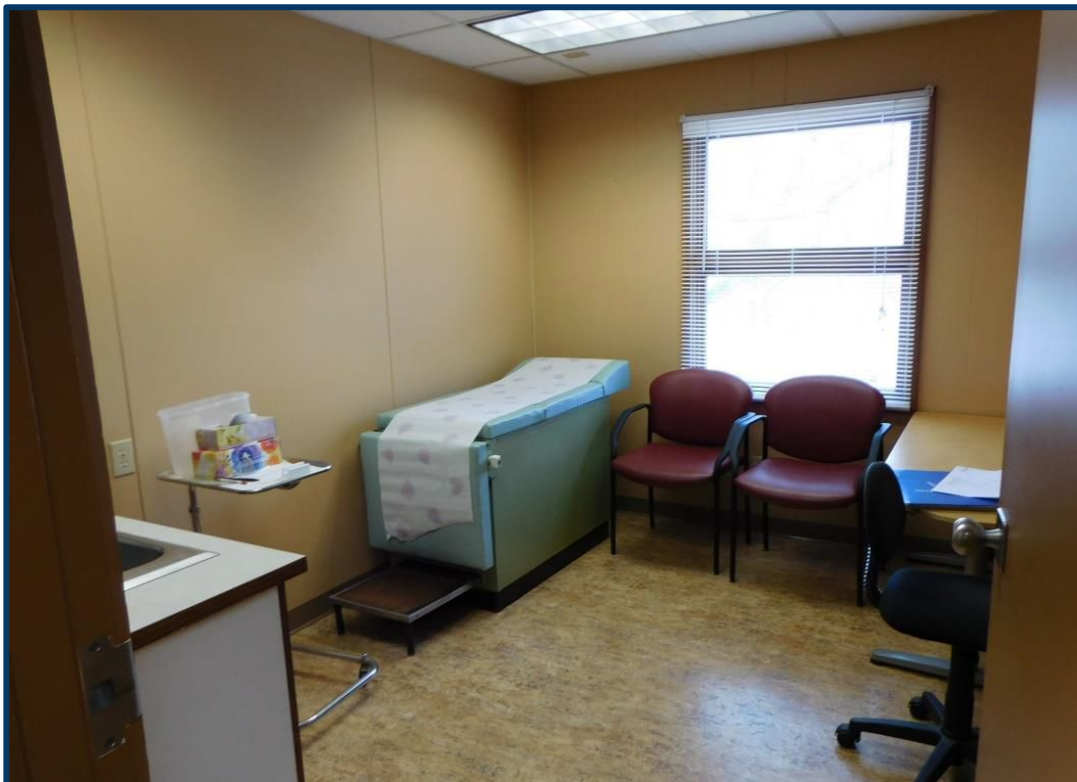
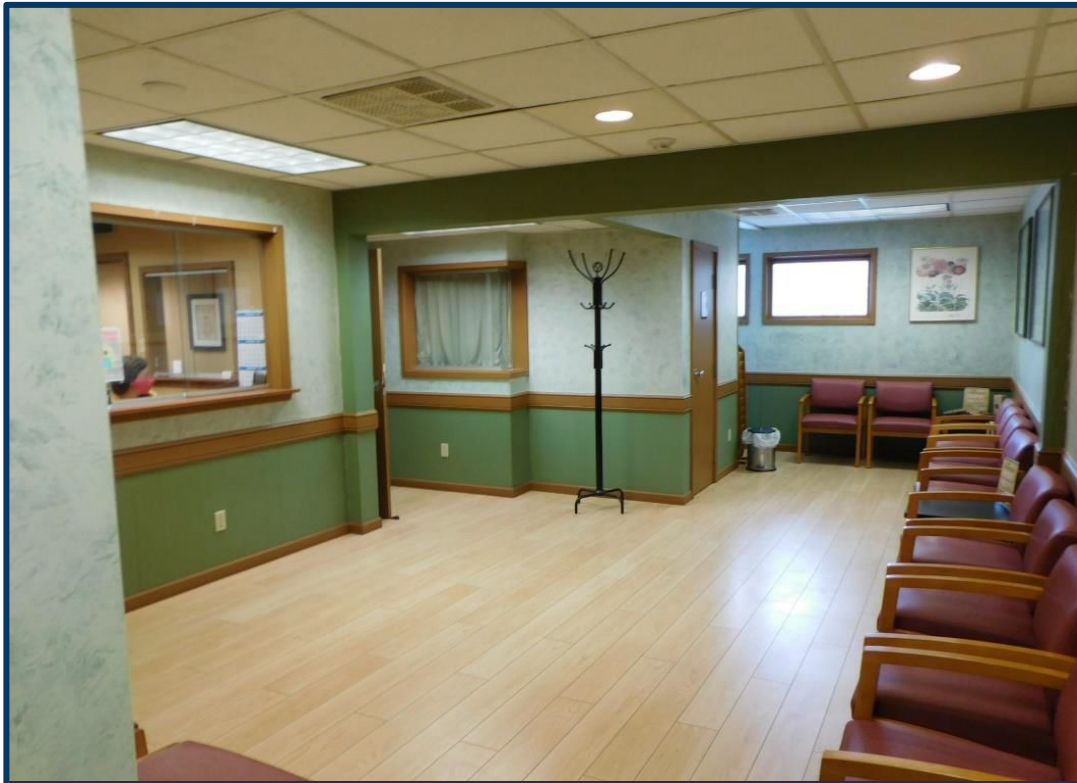
UNIT 5

- **Waiting Area**
- **Receptionist / Work Station**
- **Separate Back Office Work Station**
- **6 Exam Rooms**
- **1 Doctor's Office**
- **2 Restrooms**
- **1 Nurses Station**

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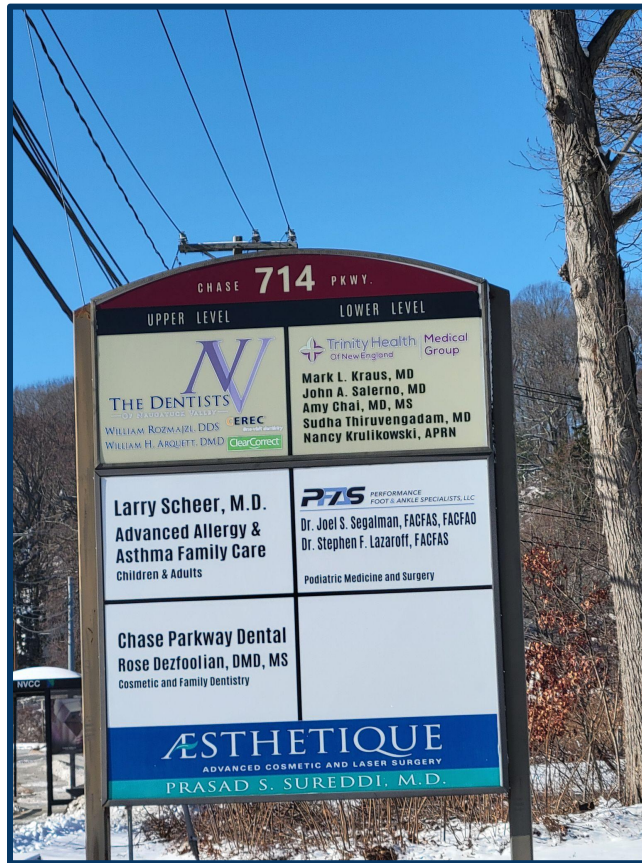
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