

FOR LEASE

509 Wolcott Road, Wolcott, CT



MEDICAL & PROFESSIONAL OFFICES - 3 Office Suites

UPPER LEVEL AT GRADE (Right Side) (\$1,250.00 per month)

UPPER LEVEL AT GRADE (Left Side) (\$1,250.00 per month)

- 1,000 sf+/- each
- Suite contains: 1 Waiting Room, 1 Reception Area, 4 Exam Rooms, 1 Doctor's Office, 1 Lab Space, 1 Restroom

LOWER LEVEL AT GRADE (Right Side) (\$1,050.00 per month)

- 1,260 sf+/-
- Suite contains: 1 Waiting Room, 1 Reception Area, 5 Private Offices, 1 Restroom, 1 Large Open Area

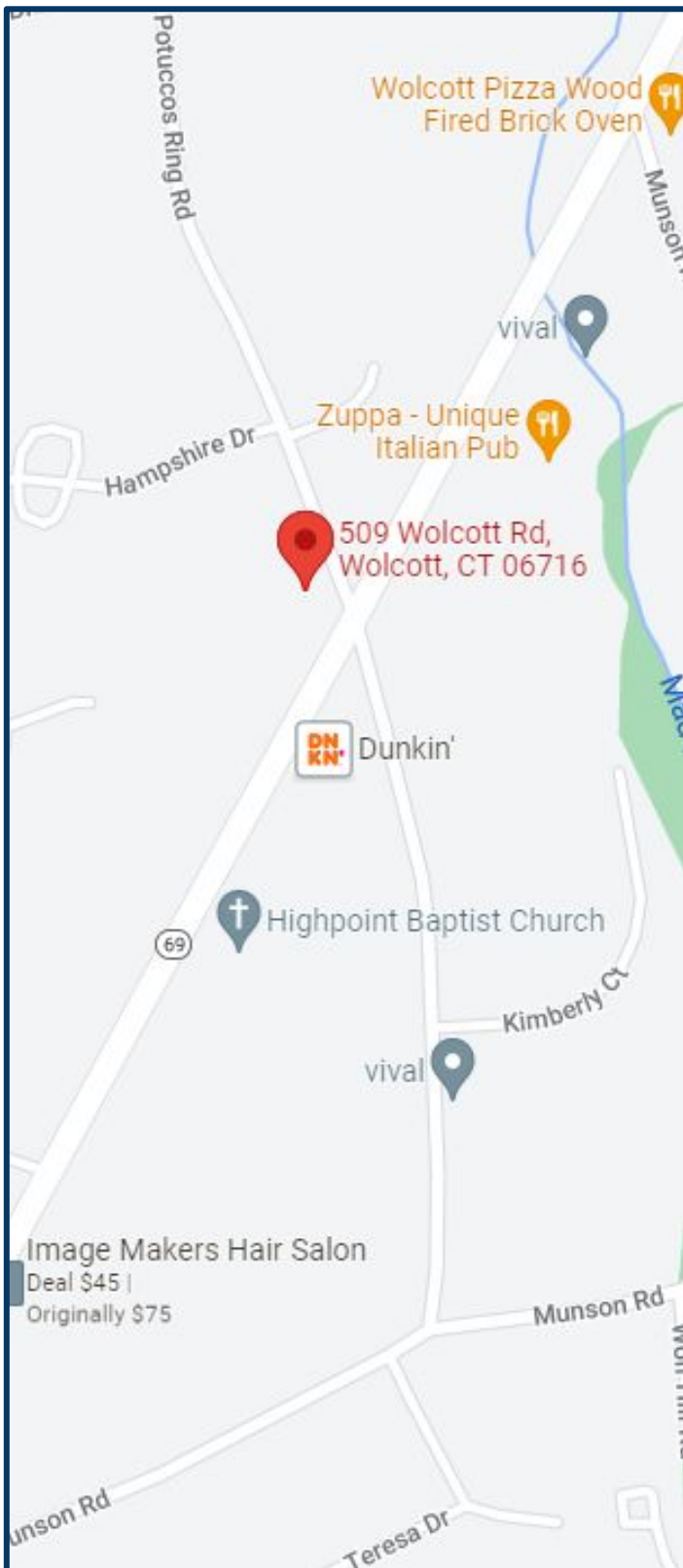
Excellent Visibility at a corner with a light

Contact:
GERRY MATTHEWS
Office: 203.753.5800
matthewscre@gmail.com

FOR LEASE

509 Wolcott Road, Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES



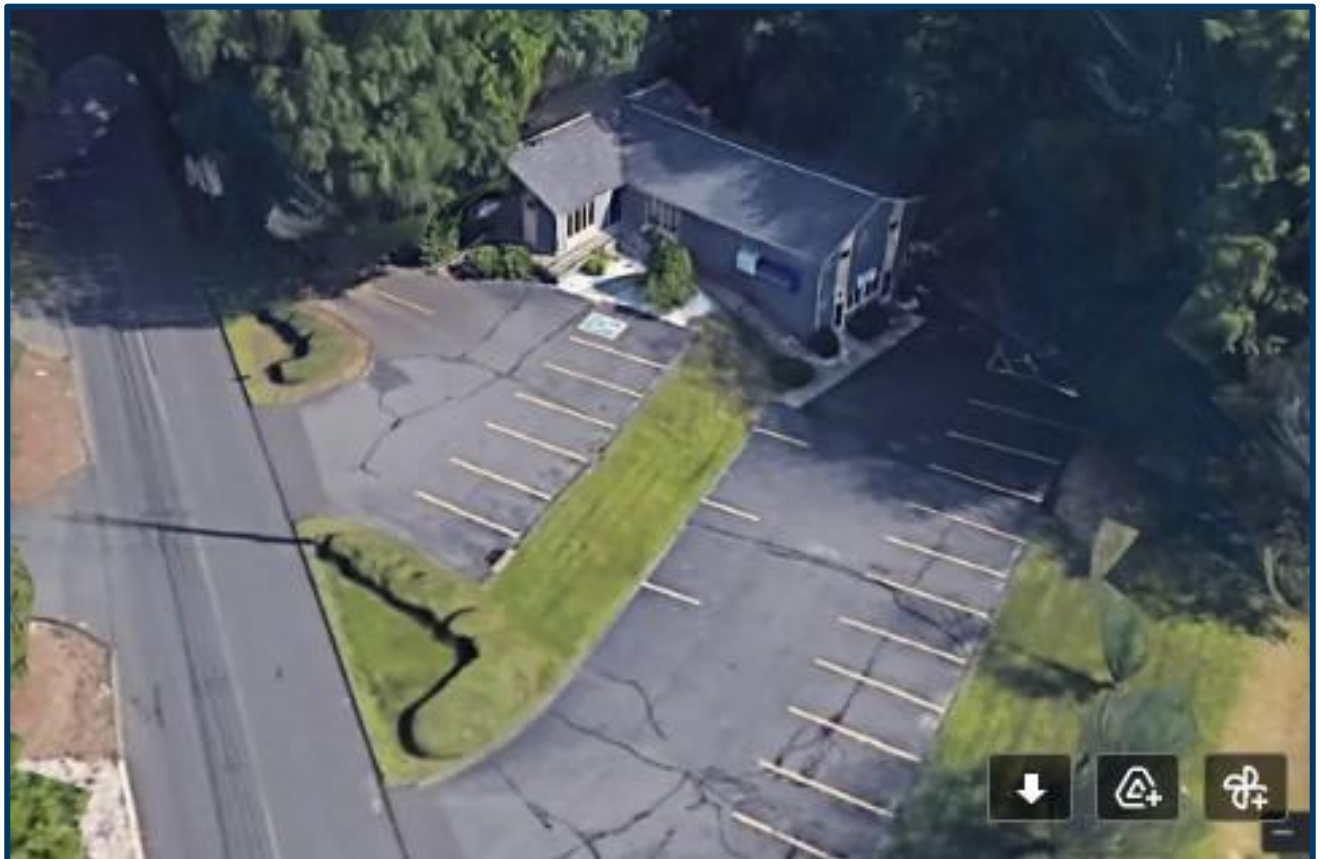
Total SF Available	1,000 SF+/- 1,000 SF+/- 1,260 SF+/-
Exterior Construction	New Vinyl
Ceiling Height	8'
Roof	New Roof
Zoning	Commercial
Air Conditioning	Yes
Type of Heat	Electric / Forced Hot Air
Acres	.38 Acres +/-
Parking Area	25 Vehicles
Lease Rate	Upper Level \$15 PSF Lower Level \$10 PSF

- Upper Level at Grade - 2 Units of 1,000 SF+/- each / can be combined
- Lower Level at Grade - 1,260 SF+/-

FOR LEASE

509 Wolcott Road, Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES



GERRY MATTHEWS
203.753.5800

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com