

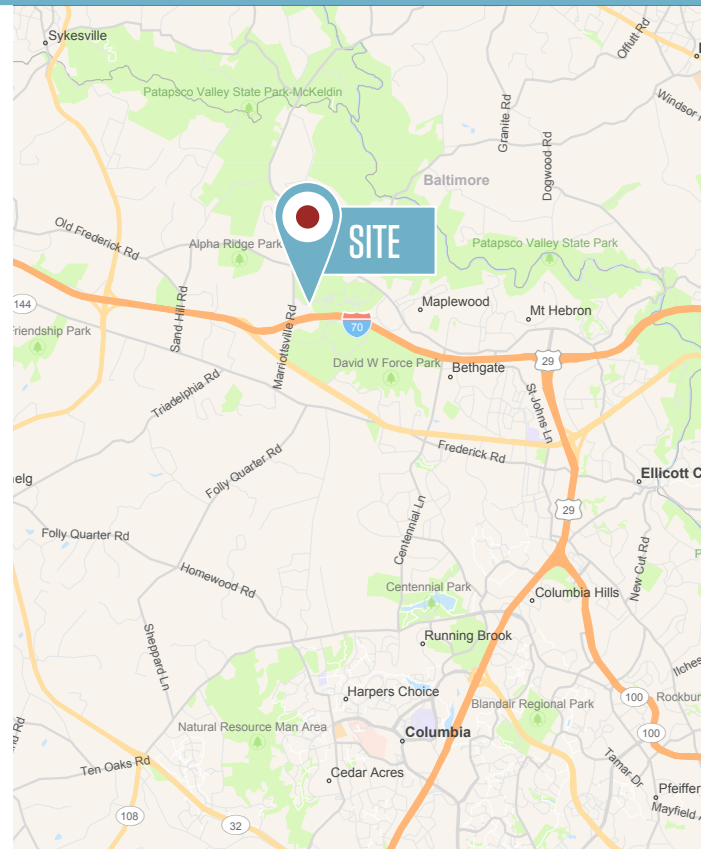
LOCATED IN WAVERLY WOODS



FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- **Entire Building:** 8,000± square feet
- **First Floor:** Two - 2,000 square foot units
- **Second Floor:** Full floor - 4,000 square feet
- **First Floor Lease Rate:** \$20.00 per square foot *
- **Second Floor Lease Rate:** \$18.00 per square foot *
- ★ Plus separately metered utilities; Taxes & Association Fees included in lease rate
- **Sale Price:** \$1,900,000
- **Taxes:** \$23,580 annually for entire building
- **Association Fees:** \$1,152 per month plus Waverly Woods fee of \$212 per month
- **Zoning:** Planned Employment Center (PEC)



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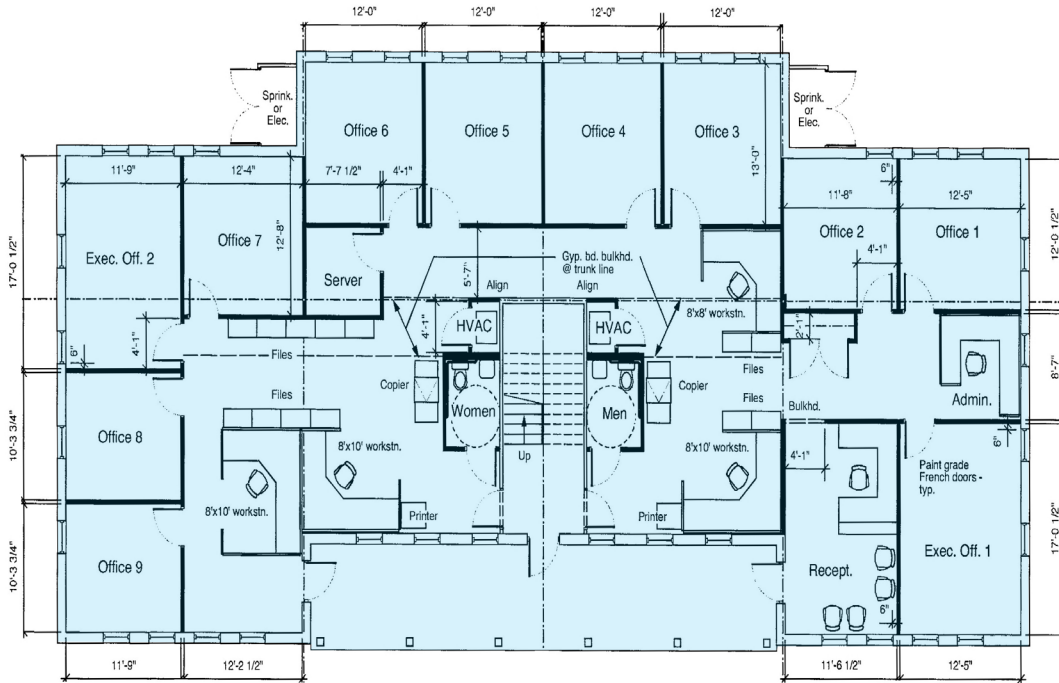
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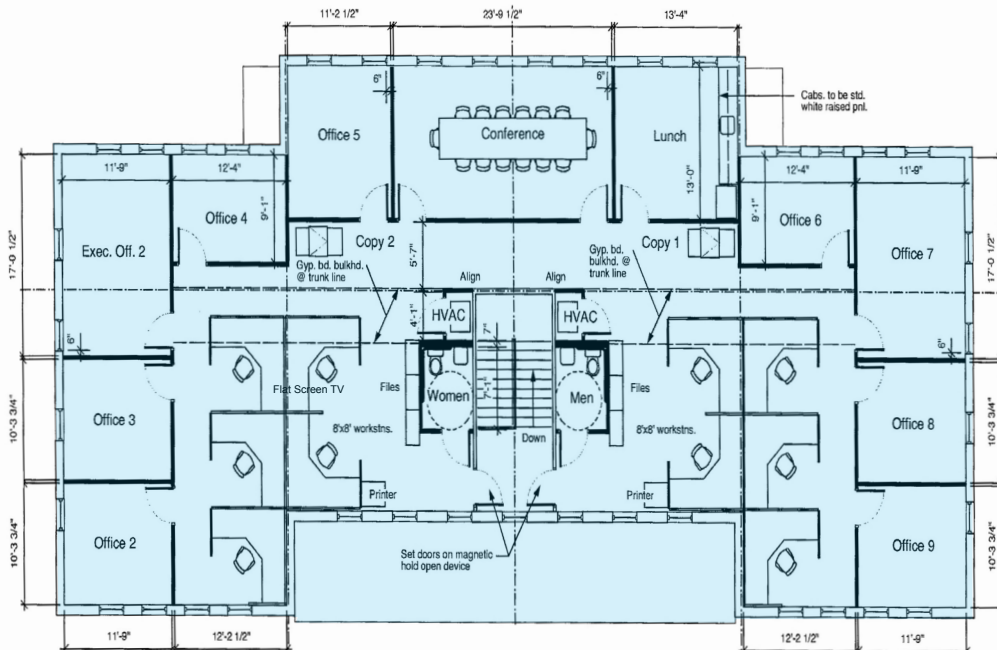
11055-11085 STRATFIELD CT

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FIRST FLOOR PLAN



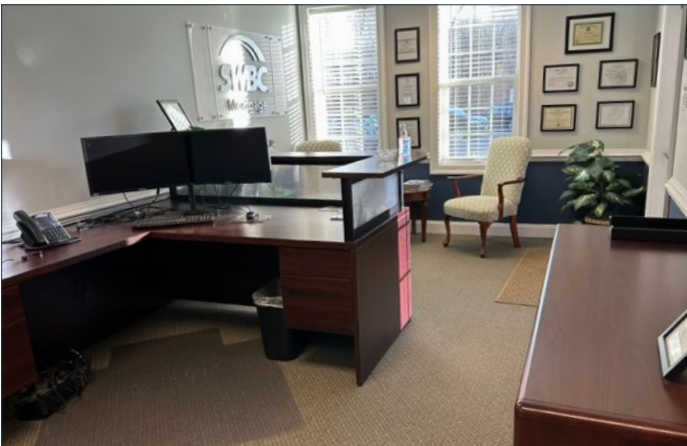
SECOND FLOOR PLAN



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PHOTOS



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AERIAL



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