

~ FOR SALE or LEASE ~

**OFFICE CONDOMINIUM
BROOKFIELD COMMONS**



TOWER REALTY CORP.



**246 Federal Road, Suite B21
Brookfield, CT**

Sale Price: \$331,800

Lease Price: \$8.00 NNN (NNN = \$4.85 PSF)

Ideal office condominium located in the Brookfield Commons on Route 7 just north of Costco. Unit has private office, conference room, large bull pen area, kitchenette, and bath on first floor and private office, large bull pen area, and bath on second floor. Perfect for any professional office use.

Size:	+/- 2,765 Sq. Ft.
Lease Option:	+/- 1,830 or 2,765 Sq. Ft.
Layout:	Two Large Bull Pen Areas, Two Private Offices, Conference Room, and Kitchenette
Zone:	IRC 80/40
Year Built:	1986
Heating:	Separately Metered With Electric Heat Pump
Cooling:	Central A/C
Plumbing:	Two Baths
Utilities:	Well, Sewer



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Michael Dimyan
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203-775-5000 Office / 203-546-7793 Fax

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~ *ADDITIONAL PHOTOS* ~

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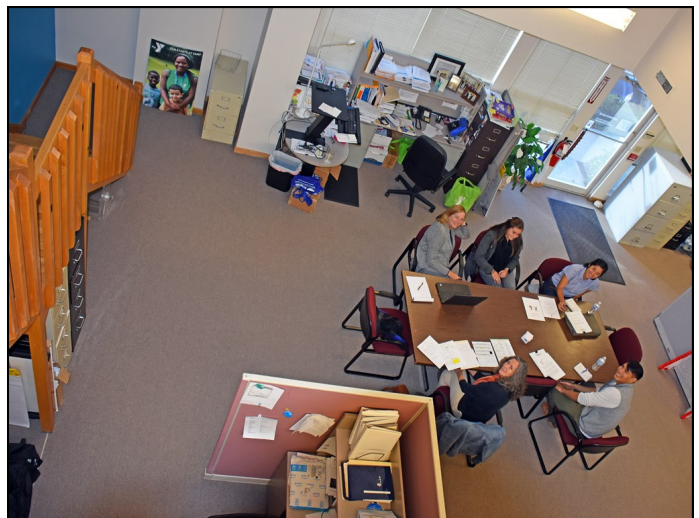
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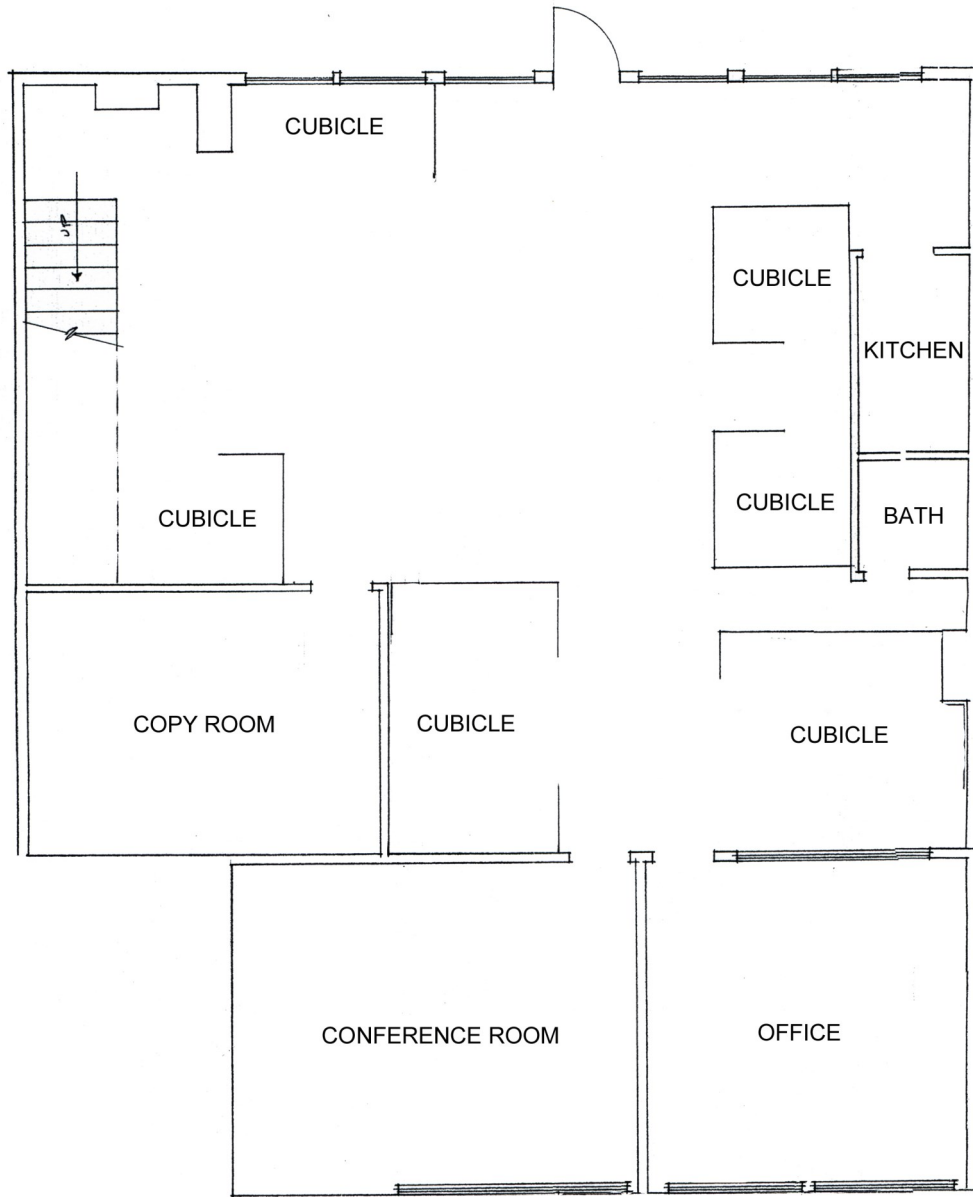
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~ FIRST FLOOR LAYOUT ~

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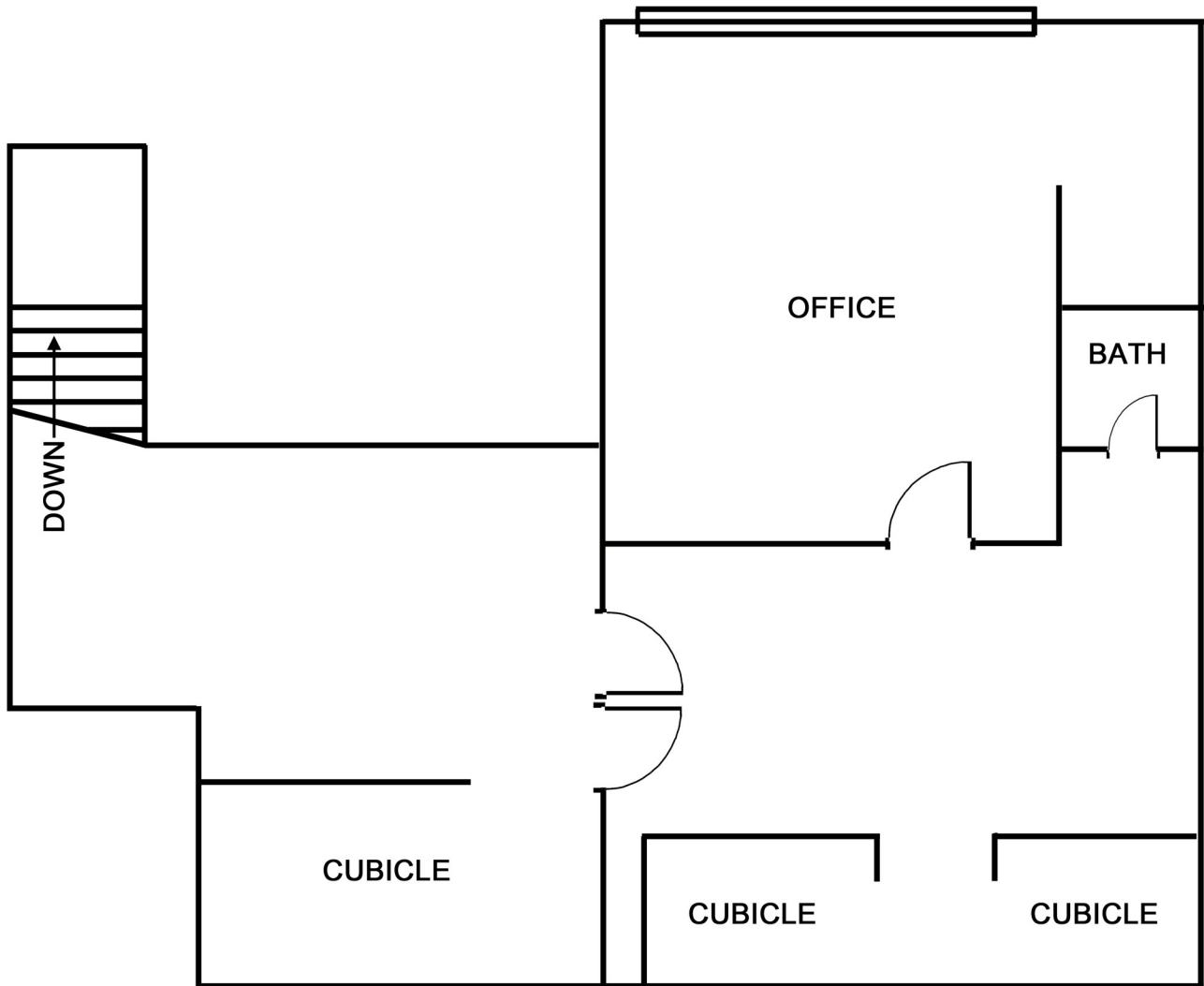
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~ SECOND FLOOR LAYOUT ~

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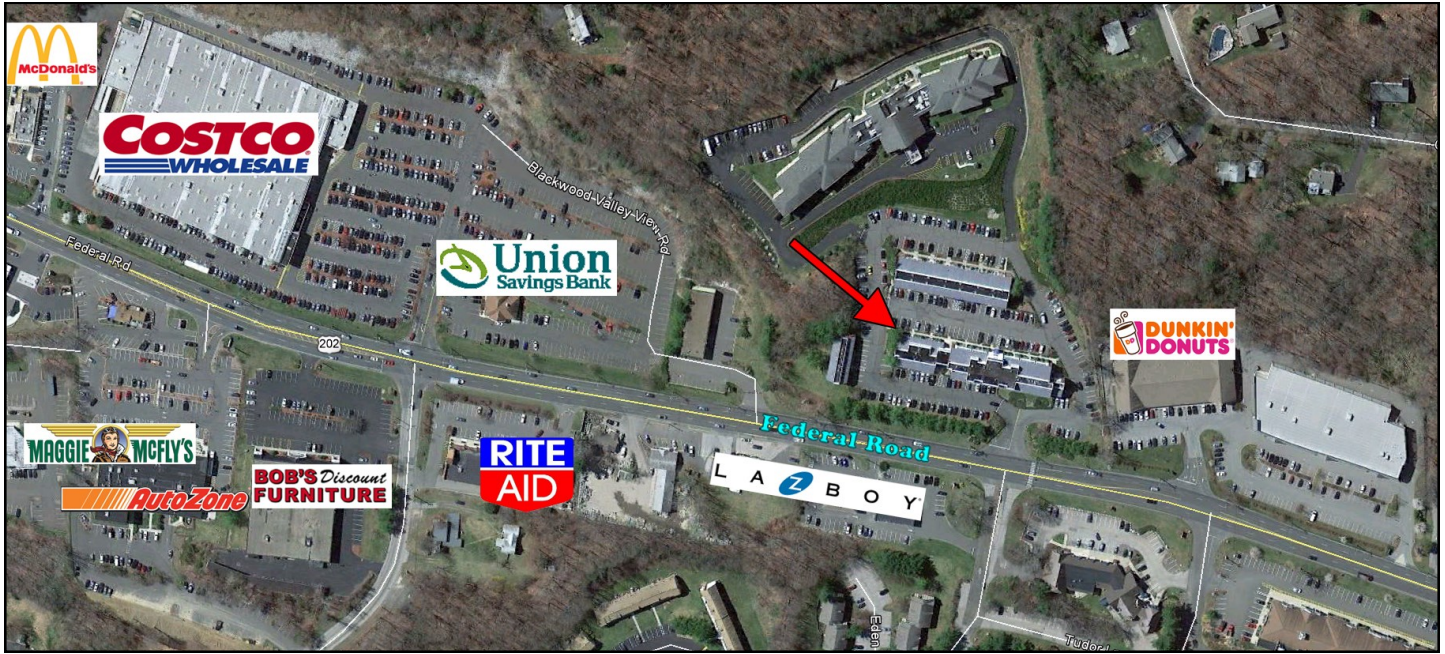
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~ LOCATION MAPS ~

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