

~ FOR SALE or LEASE ~

**OFFICE CONDOMINIUM  
BROOKFIELD COMMONS**



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

**Sale Price: \$331,800**

**Lease Price: \$10.00 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 Options:	+/- 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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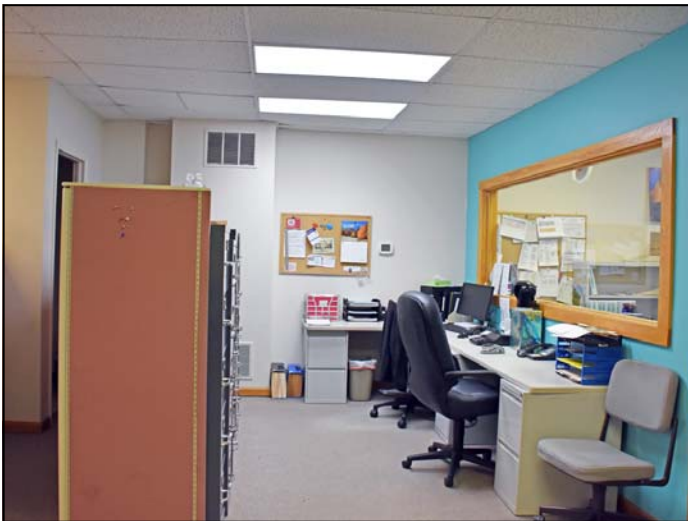
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~ *ADDITIONAL PHOTOS* ~

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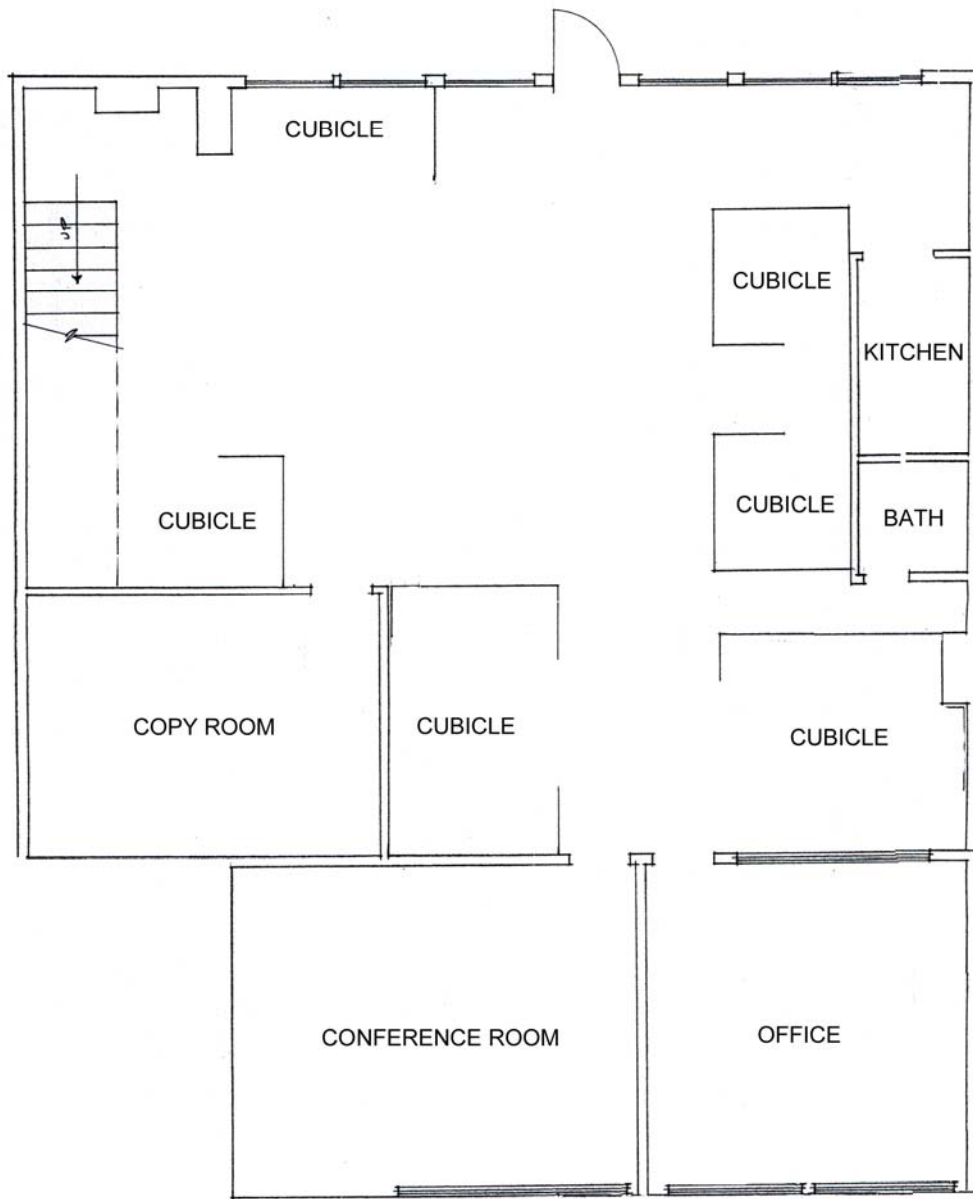
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*~ FIRST FLOOR LAYOUT ~*

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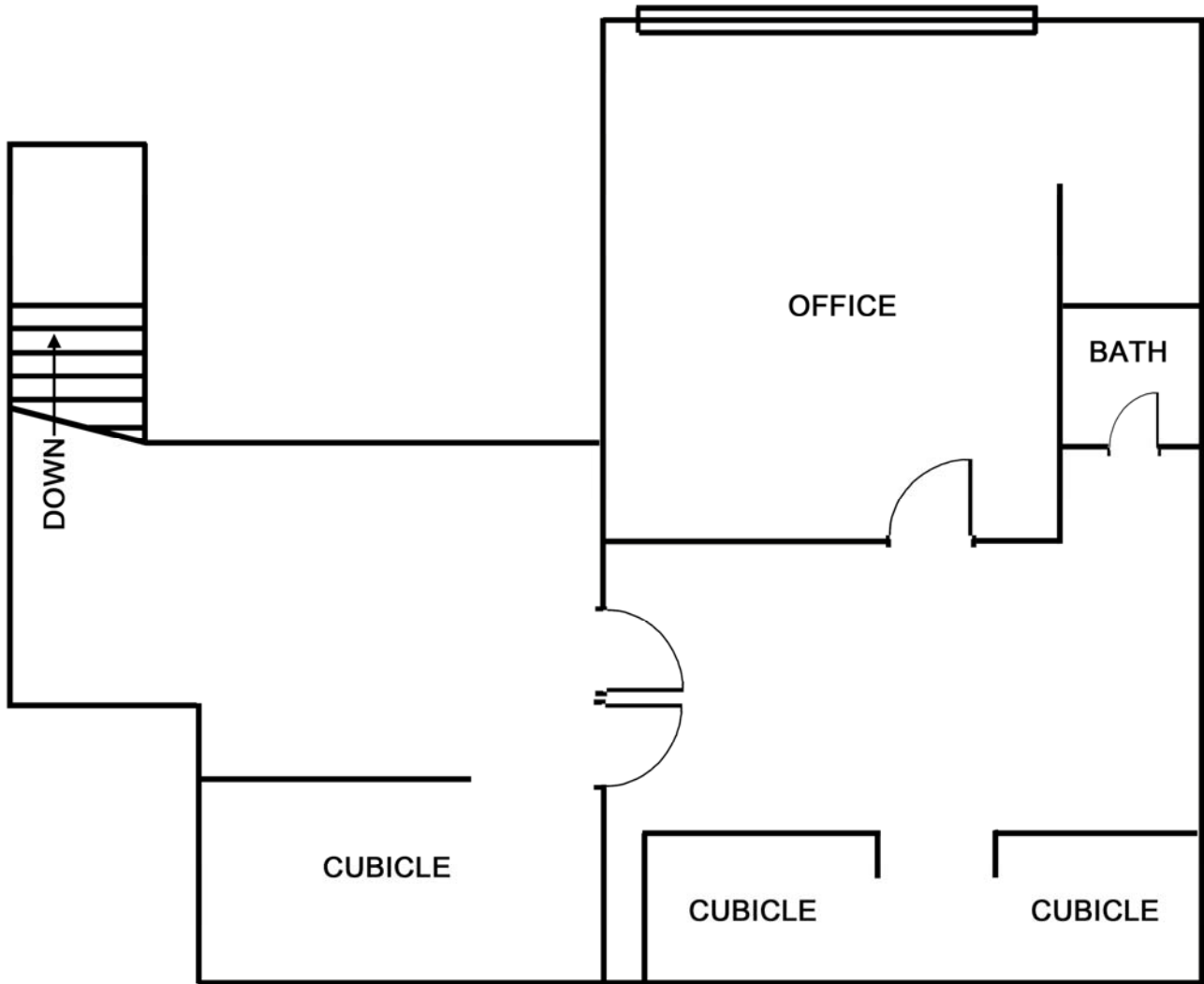
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*~ SECOND FLOOR LAYOUT ~*

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~ LOCATION MAPS ~

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