

~ **FOR SALE or LEASE** ~

**OFFICE CONDOMINIUM
BROOKFIELD COMMONS**



TOWER REALTY CORP.



**246 Federal Road, Suite B21A
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, copy room, large bull-pen area, kitchenette, and bath on first floor. Perfect for any professional office use.

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



Mick Consalvo
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mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
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**Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax**

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ *ADDITIONAL PHOTOS* ~

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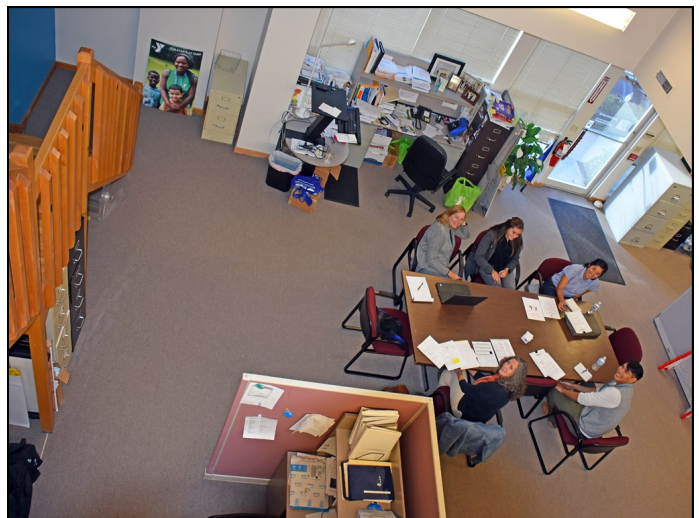
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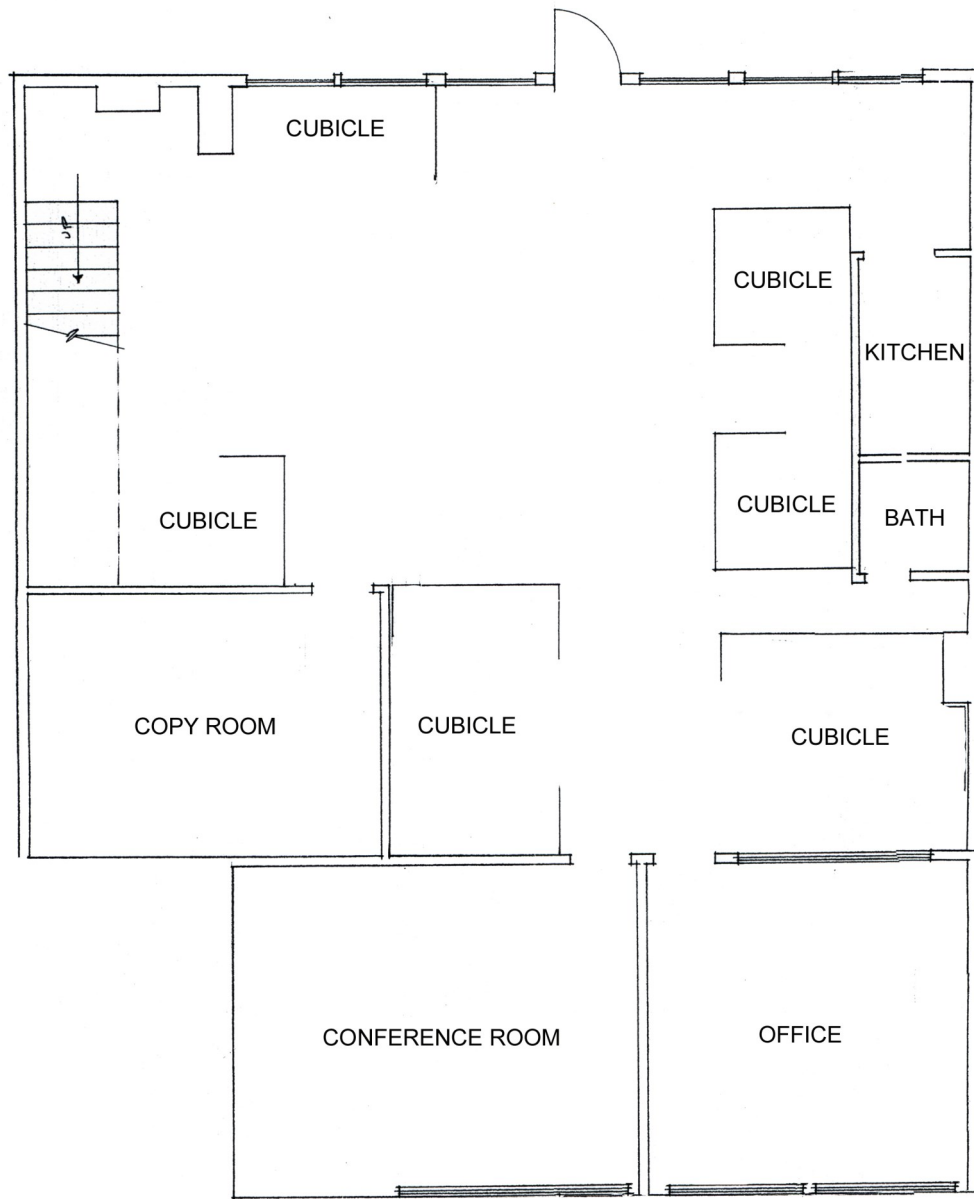
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~ FIRST FLOOR LAYOUT ~

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~ LOCATION MAPS ~

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