

~ FOR SALE or LEASE ~

**OFFICE CONDOMINIUM
BROOKFIELD COMMONS**



**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:	+/- 2,765 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
203.241-5188
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Michael Dimyan
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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

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~ *ADDITIONAL PHOTOS* ~

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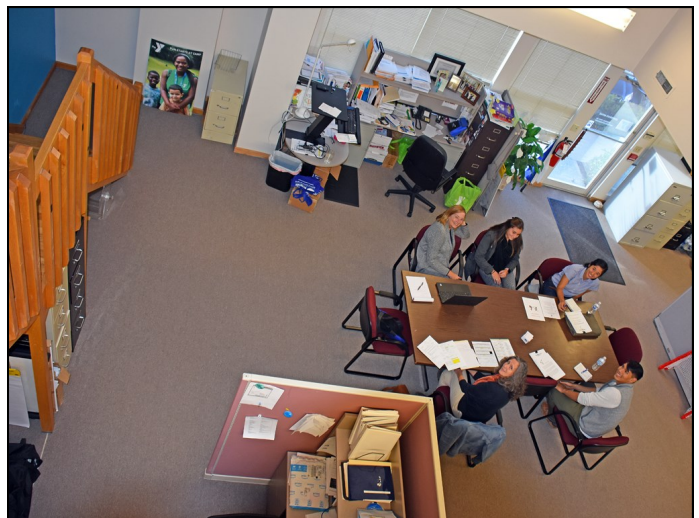
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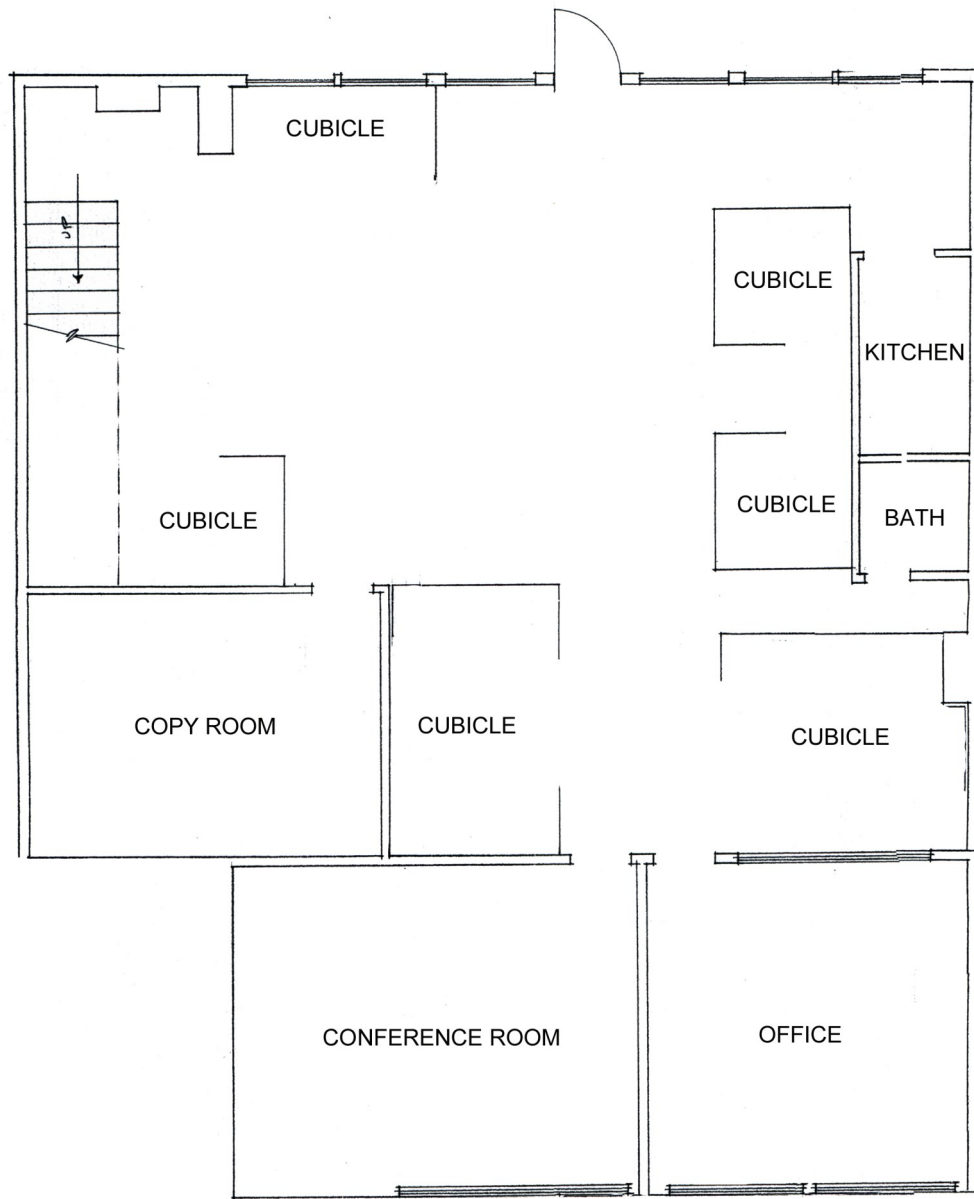
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~ FIRST FLOOR LAYOUT ~

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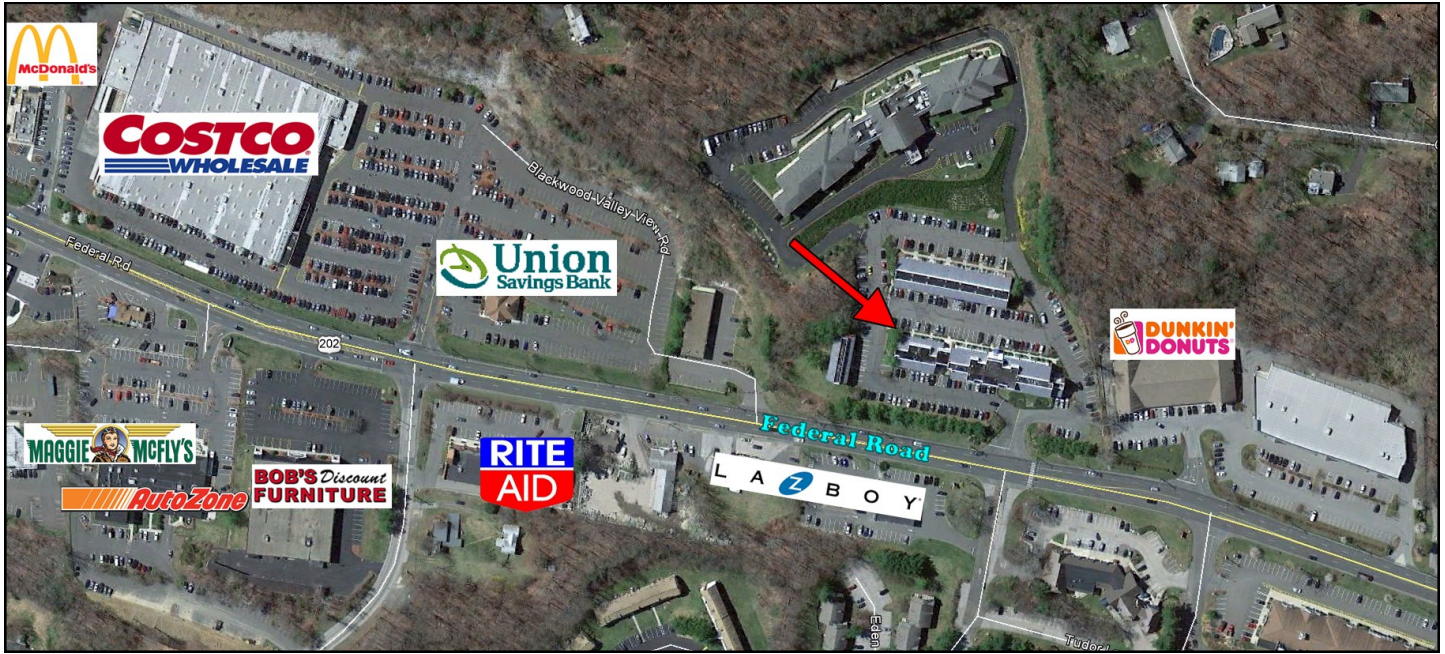
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~ LOCATION MAPS ~

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