



# TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE



**Broker Incentive  
Full Commission to  
Leasing Agent**

**~ FOR LEASE ~**

**OFFICE/MEDICAL SPACE**

**67 Federal Road (Route 7), Brookfield, CT**




**Building A**



**Building B**

<b>Size Options:</b>	
<b>Building A:</b>	+/- 1,127 Sq. Ft. +/- 1,500 Sq. Ft. +/- 2,440 Sq. Ft.
<b>Building B:</b>	+/- 1,075 Sq. Ft. +/- 1,325 Sq. Ft.
<b>Year Built:</b>	1989
<b>Zone:</b>	IRC 80/40
<b>Traffic Count:</b>	+/- 29,300 Vehicles (2013)
<b>Parking:</b>	+/- 150 Spaces
<b>Heating/Cooling:</b>	Propane Heat/Central A/C
<b>Elevator:</b>	Yes - Building A
<b>Sprinklers:</b>	Yes
<b>Utilities:</b>	City Water and Sewer
<b>Lease Price:</b>	\$14 Gross + Util.

**Broker incentive! Full commission to leasing agent! Great Route 7 location just off I-84. Office suites from 1,075 sq. ft. to 3,940 sq. ft. Property features include 150-car parking, elevator, sprinklers and great windows.**

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### FOR MORE INFORMATION CONTACT

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