

# FOR SUB-LEASE



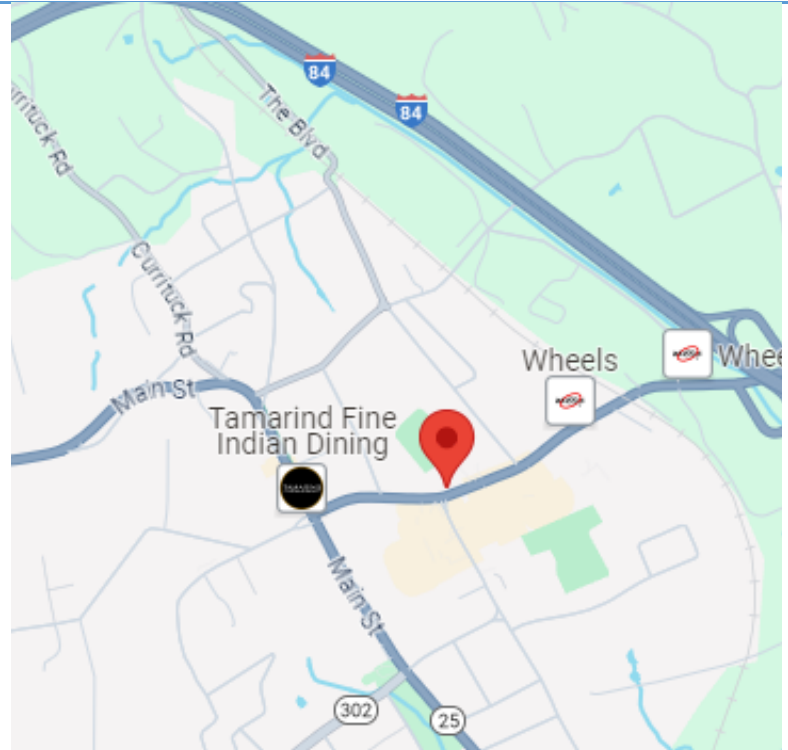
**25 Church Hill Rd  
Newtown, CT 06470**



**Highly Visible Professional Office Space**  
**18,000+ Cars Daily**  
**Suite 202: 1,100 +/- S/F**  
**3 Offices with Kitchen Available**  
**Willing to do Individual Suites**  
**Asking \$2,000.00 Monthly**  
**Access to Elevator**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		25 Church Hill Rd	
<b>CITY, STATE</b>		Newtown, CT 06470	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,320 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	N/A
Avail S/F	1,100+/-	Type of Heat	Forced air-duct / oil
Will Subdivide to...	Individual Offices	<b>OTHER</b>	
		Acres	.76
Ext. Construction	Wood Shingle	Zoning	P-1
Ceiling Height	9'	Parking	Ample
Roof	Arch Shingles	State Route / Distance To...	
Date Built	1920	<b>TAXES</b>	
Renovated	2022	Assessment	
<b>UTILITIES</b>	<b>Tenant to Verify</b>	Mill Rate	
Sewer	City	Taxes	
Water	City	<b>TERMS</b>	
Gas / Oil	Oil	Lease	\$2,000.00 monthly
Electrical	Eversource		



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Suite 202 1,100 +/- S/F

