

TENANT AND PROPERTY TYPE MIX – **FOR LEASE** Exclusive of the Pharmacy

170-184 East Street, Southington, CT



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

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170-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES FOR LEASE



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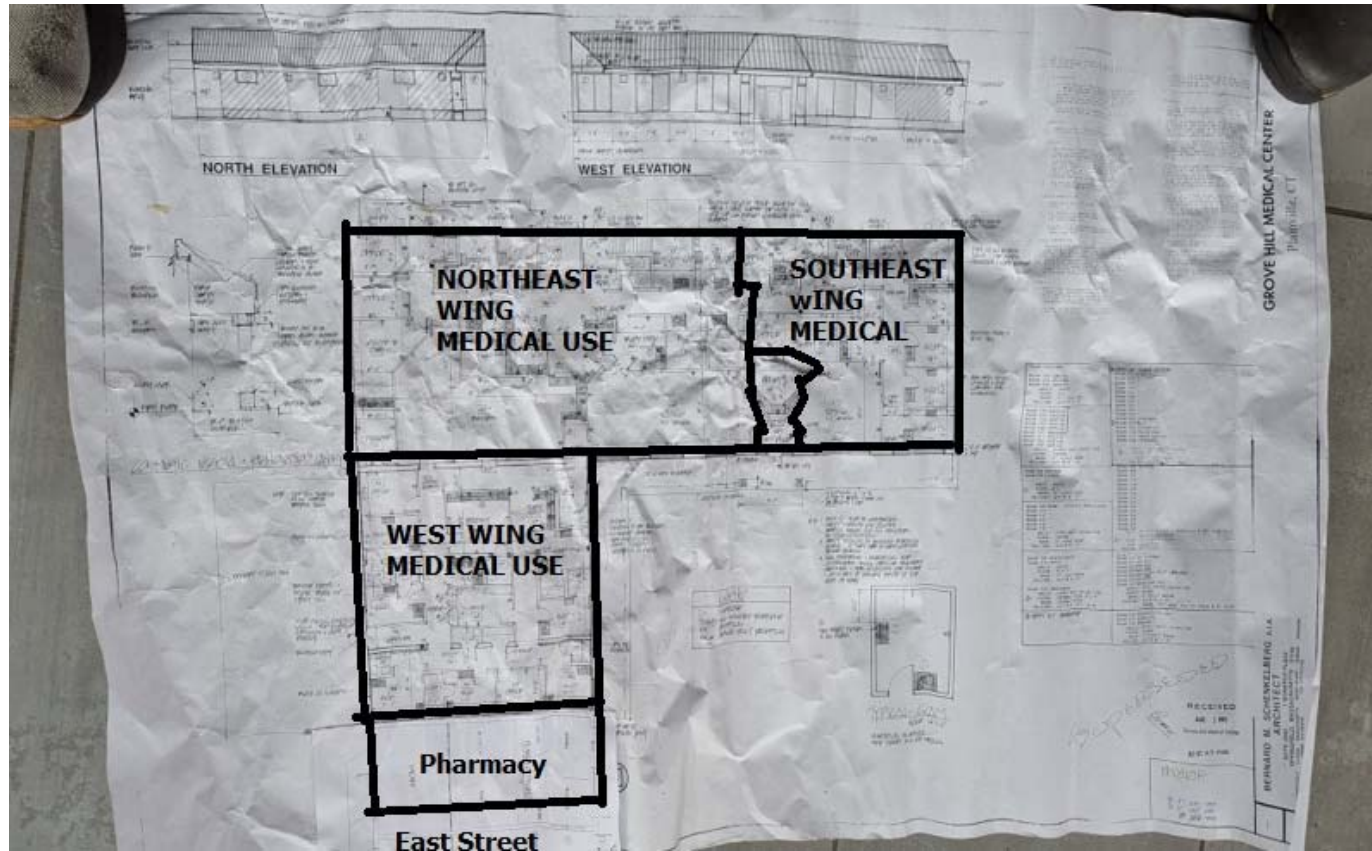
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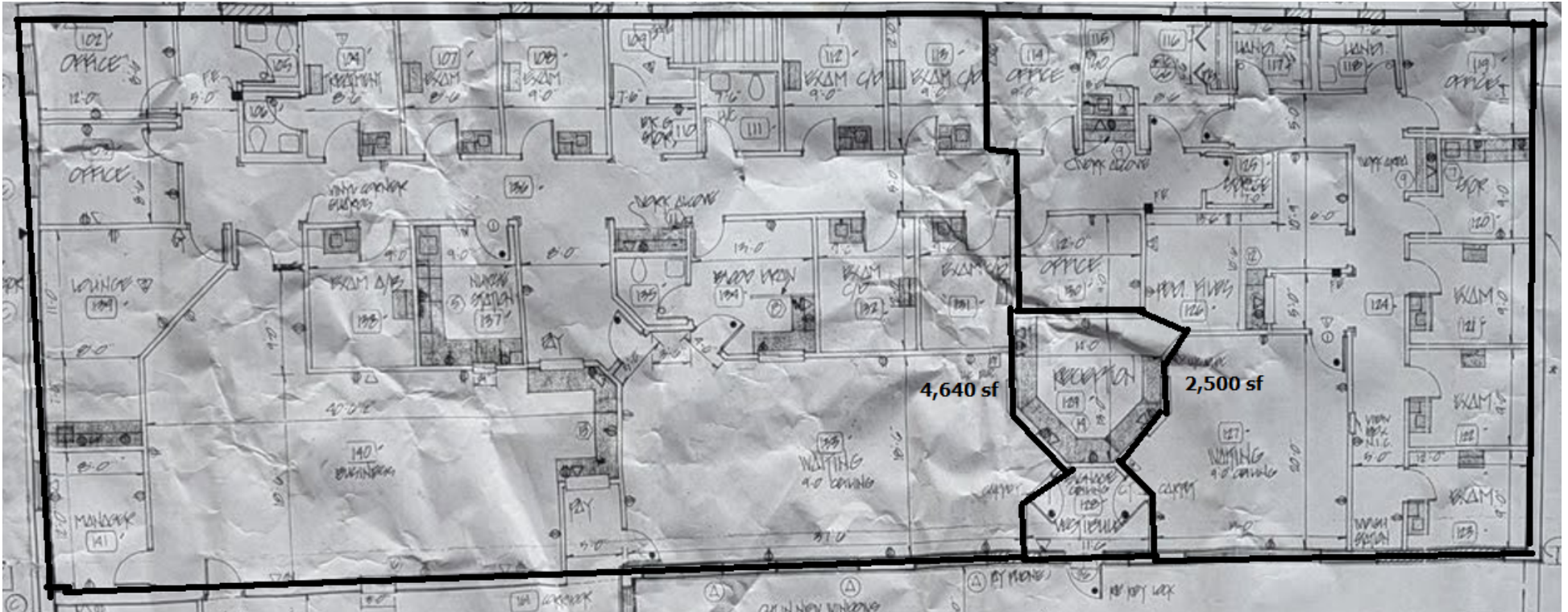
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170-184 EAST STREET, PLAINVILLE, CT – **MEDICAL SUITES FOR LEASE**

Conceptual Medical Suites – Southeast Wing – For Lease



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170-184 EAST STREET, PLAINVILLE, CT – **MEDICAL SUITES FOR LEASE**

Conceptual Medical Suites – Southeast Wing – Mix of Rooms – For Lease

Reception Area	1
Exam Rooms	4
Offices	3
Restrooms-Hallway Access	2
Restrooms-In-room Access	1
Waiting Room	1
Medical Testing	1
Nursing Station	1
Retail Store/Pharmacy	0
Total Rooms	13

Square Feet – Estimate:	2,500	square feet
Estimate of Rent:	\$30.00	per square foot per year
Basis:	Gross plus utilities	
Estimate of Rental Cost Per Month	\$6,250	per month

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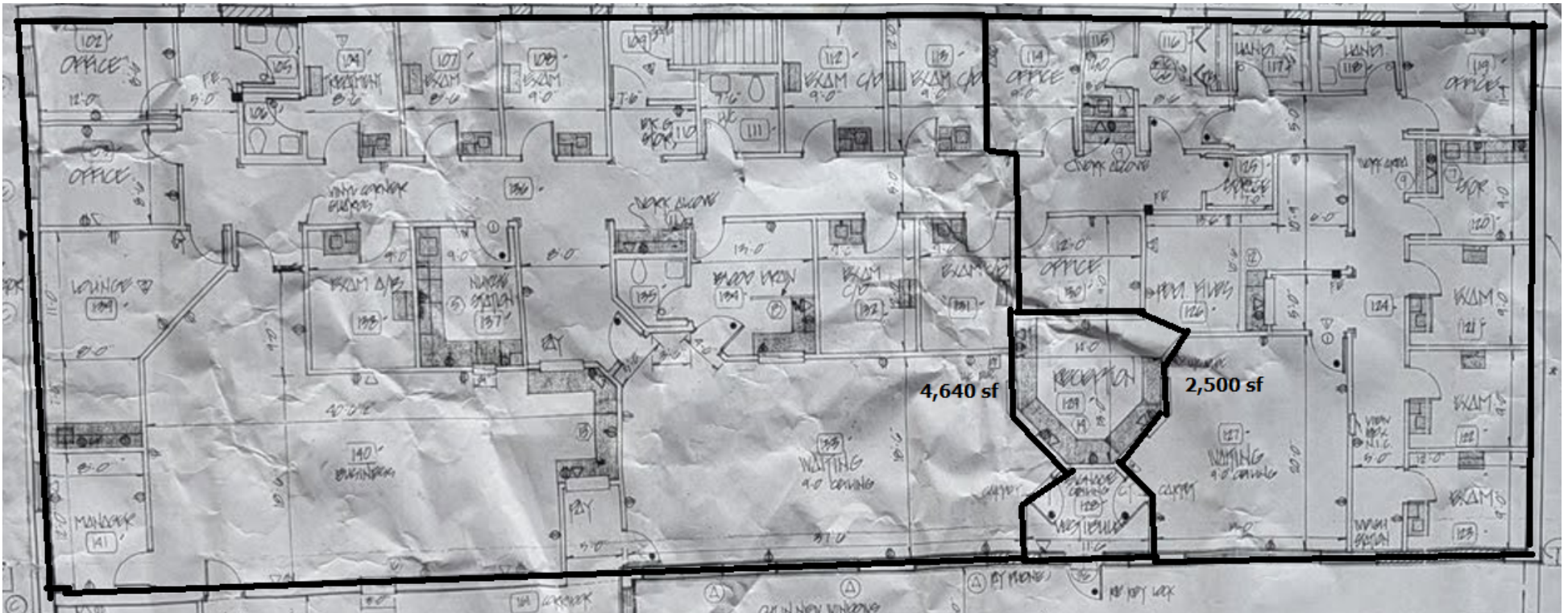
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170-184 EAST STREET, PLAINVILLE, CT – **MEDICAL SUITES FOR LEASE**

Conceptual Medical Suites – Northeast Wing – 4,640 square feet – For Lease



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170-184 EAST STREET, PLAINVILLE, CT – **MEDICAL SUITES FOR LEASE**

Conceptual Medical Suites – Southeast Wing – Mix of Rooms – For Lease

Reception Area	1
Exam Rooms	6
Offices	4
Restrooms-Hallway Access	2
Restrooms-In-room Access	1
Waiting Room	2
Medical Testing	1
Nursing Station	1
<u>Retail Store/Pharmacy</u>	<u>0</u>
Total Rooms	17

Square Feet – Estimate:	4,640	square feet
Estimate of Rent:	\$28.00	per square foot per year
Basis:	Gross plus utilities	
Estimate of Rental Cost Per Month	\$11,020	per month

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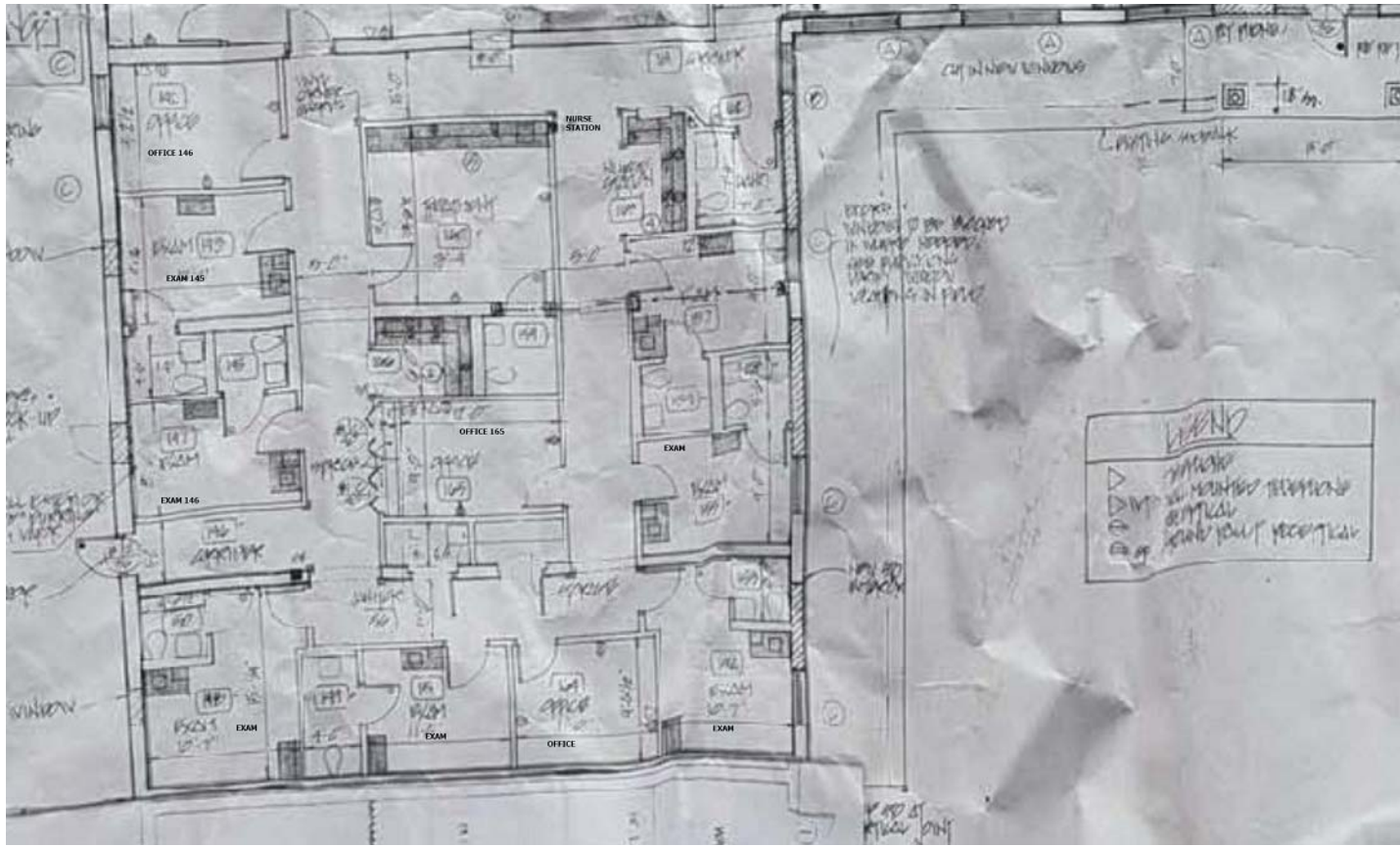
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170-184 EAST STREET, PLAINVILLE, CT – **MEDICAL SUITES FOR LEASE**

Conceptual Medical Suites – West Wing – 5,980 square feet – For Lease



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170-184 EAST STREET, PLAINVILLE, CT – **MEDICAL SUITES FOR LEASE**

Conceptual Medical Suites – West Wing – Mix of Rooms – For Lease – 5,980 square feet

Reception Area	0
Exam Rooms	6
Offices	4
Restrooms – Hallway Access	0
Restrooms – In-room Patient Restrooms	5
Waiting Room	0
Medical Testing	1
Nursing Station	1
Retail Store/Pharmacy	0
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Total Rooms	16

Square Feet – Estimate:	5,980	square feet
Estimate of Rent:	\$28.50	per square foot per year
Basis:	Gross plus utilities	
Estimate of Rental Cost Per Month	\$14,203	per month

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Conceptual Medical Suites – West Wing – Mix of Rooms – For Lease – 5,980 square feet

Reception Area	2
Exam Rooms	16
Offices	11
Restrooms – Hallway Access	4
Restrooms – In-room Patient Restrooms	7
Waiting Room	3
Medical Testing	2
Nursing Station	3
Retail Store/Pharmacy	0
Total Rooms	46

Square Feet – Estimate:	13,120	square feet
Estimate of Rent:	\$28.79	per square foot per year
Basis:	Gross plus utilities	
Estimate of Rental Cost Per Month	\$31,473	per month

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170-184 EAST STREET, PLAINVILLE, CT – **MEDICAL SUITES FOR LEASE**

Conceptual Medical – Pharmacy – 3,016 square feet– Leased



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Existing Suites – Pharmacy – Mix of Rooms – Leased – 3,016 square feet

Reception Area	0
Exam Rooms	0
Offices	0
Restrooms – Hallway Access	0
Restrooms – In-room Patient Restrooms	0
Waiting Room	0
Medical Testing	0
Nursing Station	0
Retail Store/Pharmacy	1
Total Rooms	1

Square Feet – Estimate:	3,016 square feet
Estimate of Rent:	Leased per square foot per year
Basis:	Leased
Estimate of Rental Cost Per Month	Leased

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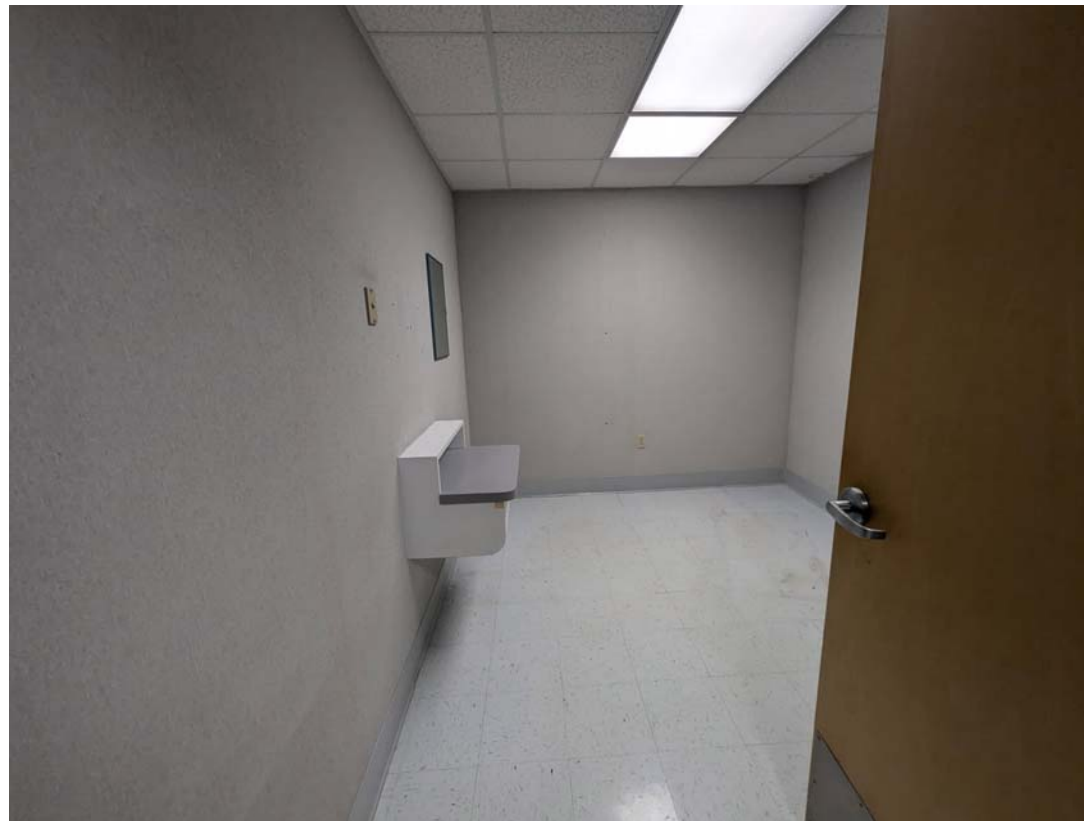
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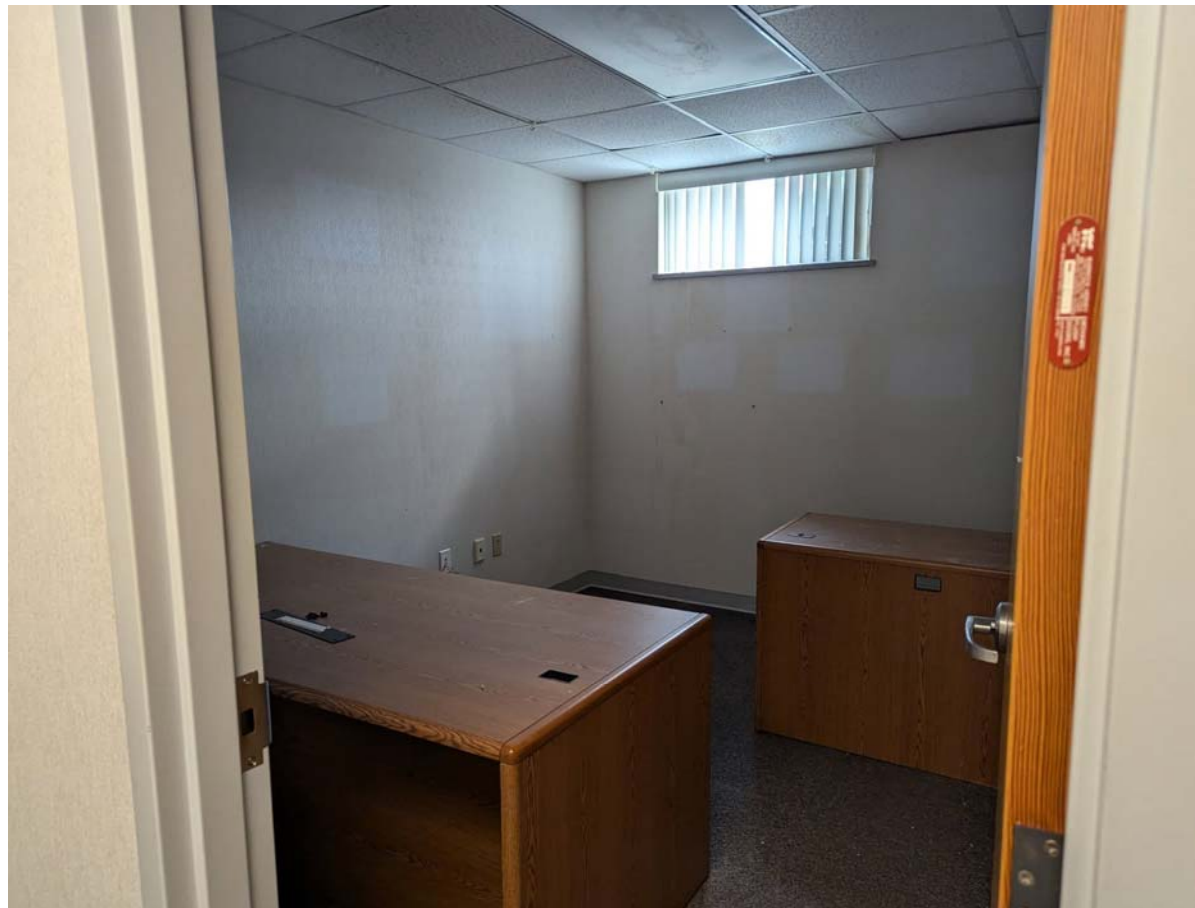
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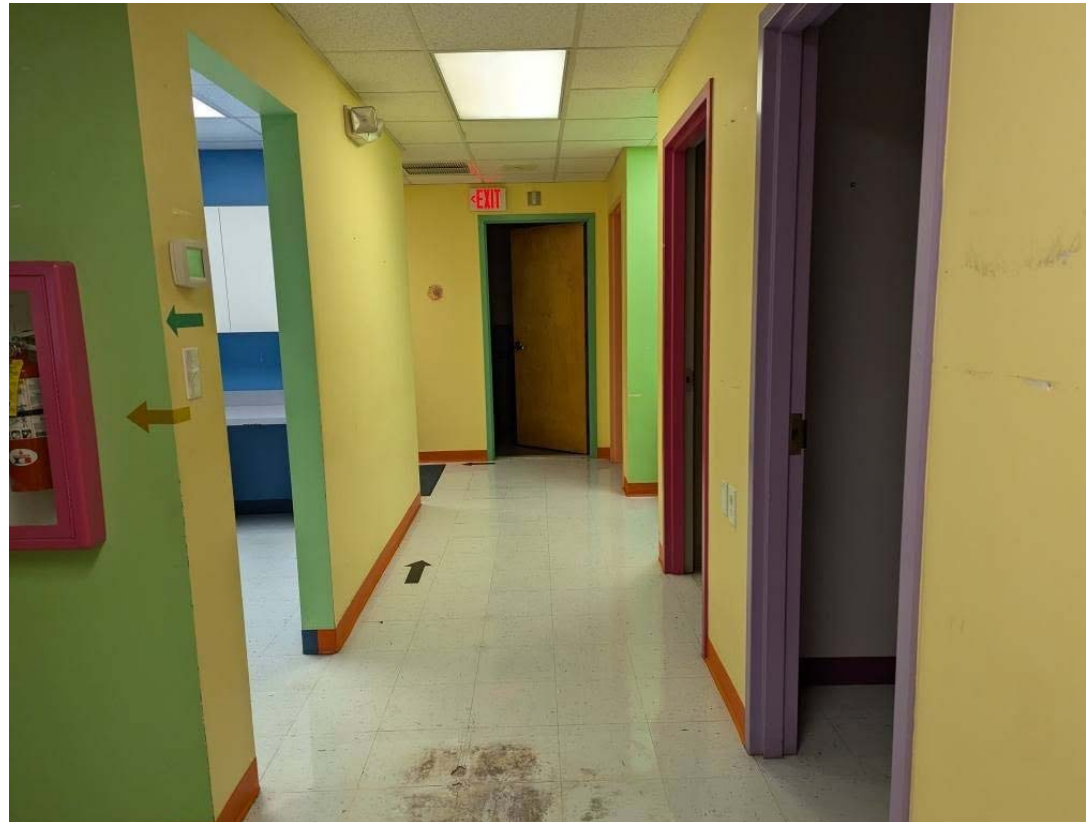
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