



Exclusive Agent = Associate Broker = PREM:  
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 Kenneth R. Labbe - 203-391-6805  
 EMail- [klabbe@pyramidregroup.com](mailto:klabbe@pyramidregroup.com)

Suite Available at Tenant and Landlord's Discretion

All Suites	Property – Existing	Property - For Lease	= Available Suite
Category	\$ PSF/YR		\$ PSF/Month
Base Rent Asking Rate	\$ 14.00 psf/yr		\$ 1,796 per month
Real Estate Taxes	\$ 2.77 psf/yr		\$ 355 per month
Other Expense Reimbursements	\$ 3.93 psf/yr		\$ 504 per month
Base Rent Plus Expense Reimbursement	\$ 20.70 psf/yr		\$ 2,65 per month

Business is for sale at \$10,000 optionally at seller's discretion.  
 Landlord seeks new lease with deposit of \$10,000+.

Total of Expense Reimbursements  
 Escalations - \$0.50 per square foot per year  
 Capital Expenditures - None  
 Term Minimum – 3 years; 3-10 years available  
 Land – 1.88-acres; Zoning – Business; Original Date of Construction –1988

Pyramid Real Estate Group | 500 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

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1173 QUEEN STREET, SOUTHINGTON, CT – SUBJECT PROPERTY – SHINY LASH – FAÇADE – AVAILABLE

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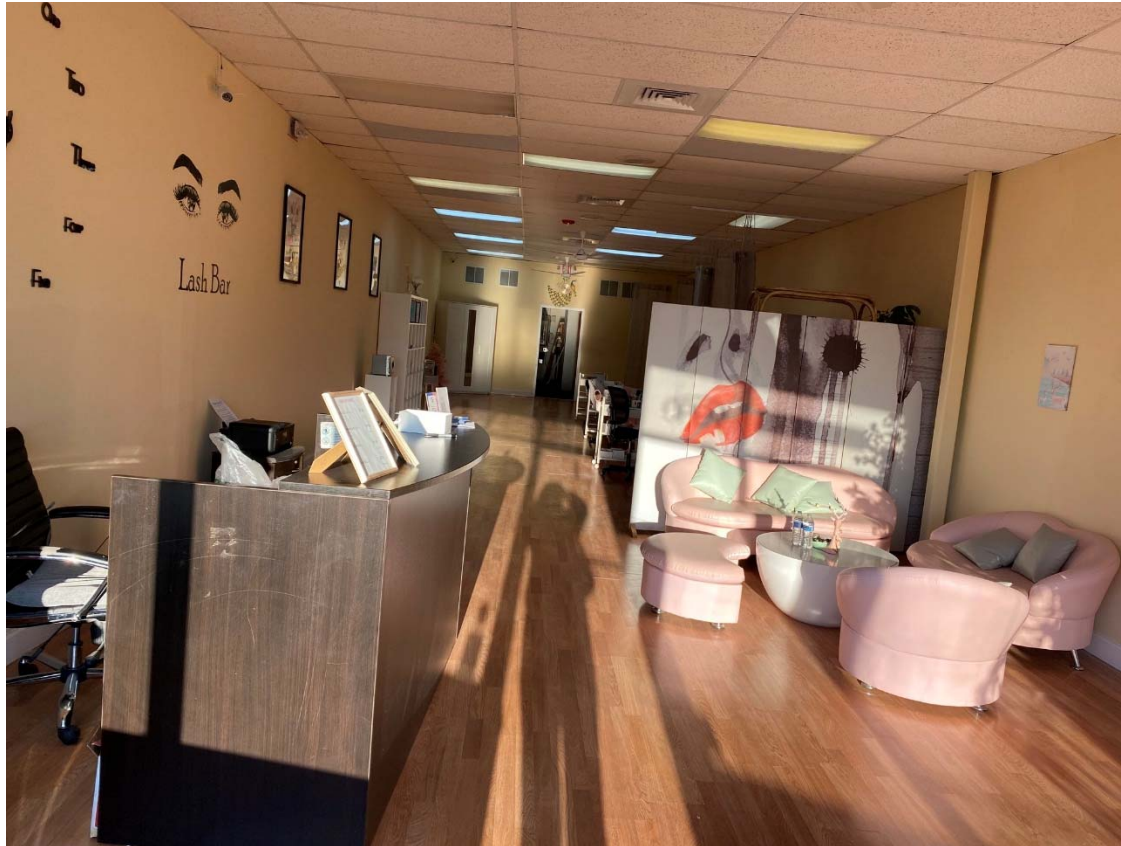
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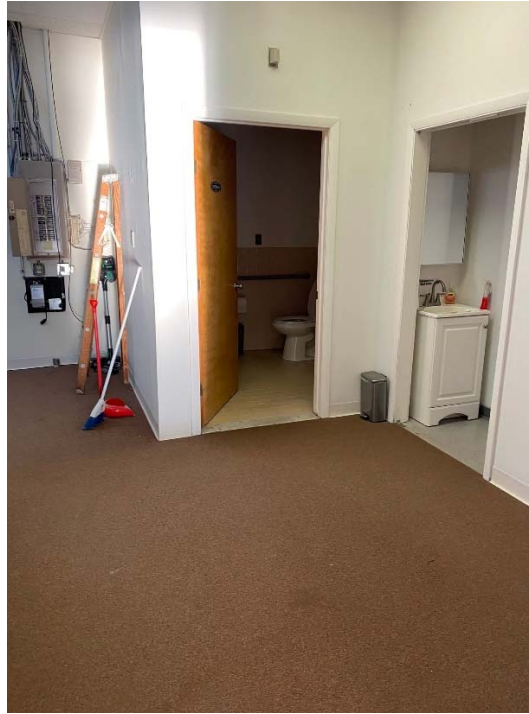


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1173 QUEEN STREET, SOUTHINGTON, CT – SUBJECT PROPERTY – Shiny Lash

TRAFFIC VOLUME – 11,100 vehicles per day



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Your time is appreciated...

Kenneth R. Labbe  
Business Development Manager (BDM)/Owner's Rep



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Geographic Expertise – National

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