



Exclusive Agent = Associate Broker = PREM:  
 Kenneth R. Labbe - Cell-860-891-8551  
 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	\$ 12.50 psf/yr		\$ 1,600 per month
Real Estate Taxes	\$ 2.77 psf/yr		\$ 355 per month
Other Expense Reimbursements	\$ 3.74 psf/yr		\$ 480 per month
Base Rent Plus Expense Reimbursement	\$ 16.21 psf/yr		\$ 2,080 per month

Business is for sale which requires licensing for eyelash enhancements.  
 Landlord seeks new lease with standard deposit of two month's rent.

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

© 2002 PREM, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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



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

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# PYRAMID

- Real Estate Group

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



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

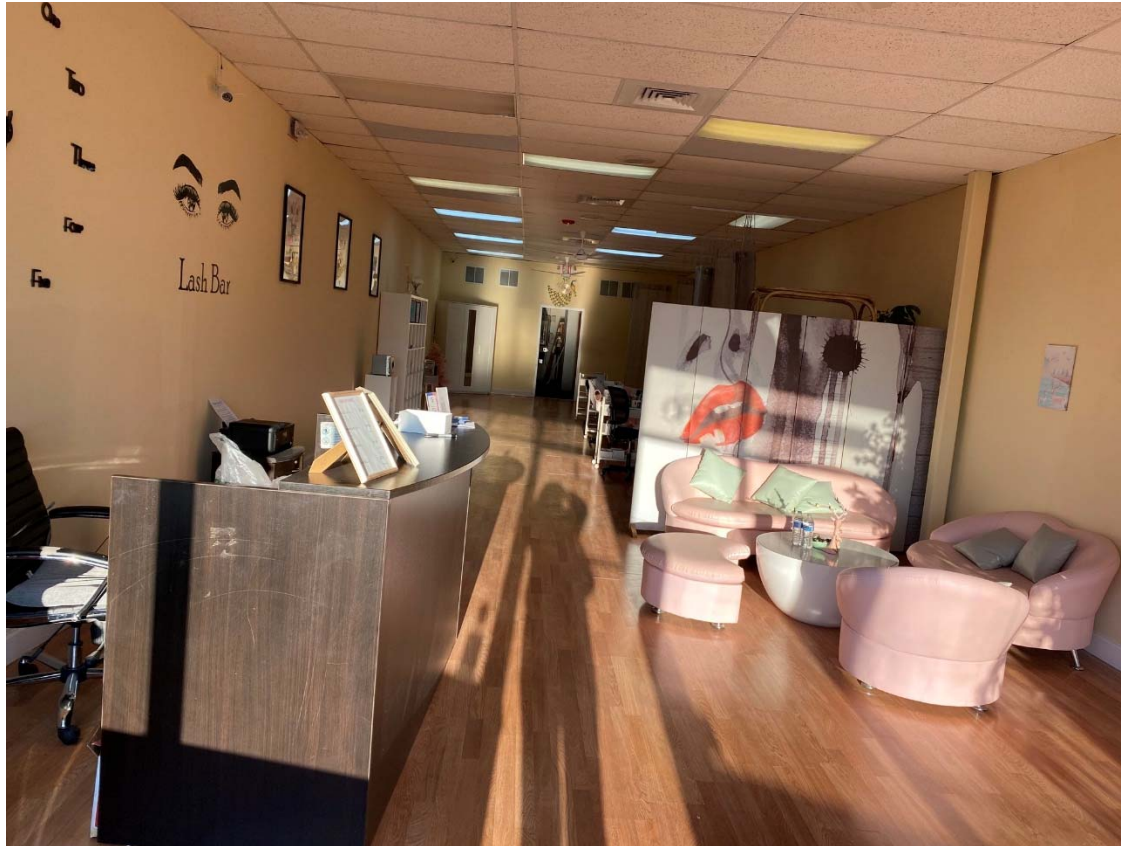
© 2002 PIREM, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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



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

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

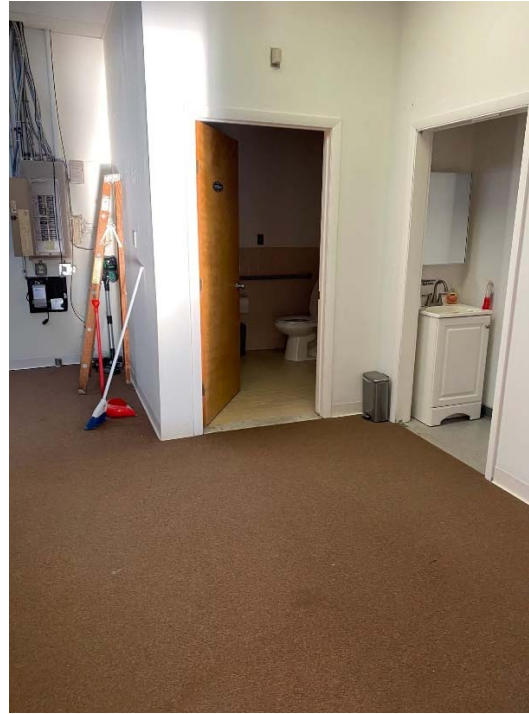
1173 QUEEN STREET, SOUTHTON, CT – SUBJECT PROPERTY – SHINY LASH – FAÇADE – AVAILABLE



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

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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



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

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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

TRAFFIC VOLUME – 11,100 vehicles per day



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

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# PYRAMID

- Real Estate Group

Your time is appreciated...

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



Associate Real Estate Broker – State of Connecticut #0795117  
Associated with Pyramid Group - [www.pyramidregroup.com](http://www.pyramidregroup.com)  
500 Summer Street, Suite 500  
Stamford, CT 06901

Cell: 860.891.8551; Fax: 203-872-9023

Front Desk - 203-348-8566 x 805

Direct Line: 203-391-6805

Geographic Expertise – National

Web - [www.linkedin.com/in/kennethlabbe1](http://www.linkedin.com/in/kennethlabbe1)

Conference– 605-313-4818 x775876

Email – [klabbe@pyramidregroup.com](mailto:klabbe@pyramidregroup.com)

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

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)