

CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



*1336 West Main Street
Waterbury, CT 06708*



1,947 +/- S/F

**Medical/Professional Office Space
One Unit Available, Most Recently
Used as a Physical Therapy Office
Ample Parking**

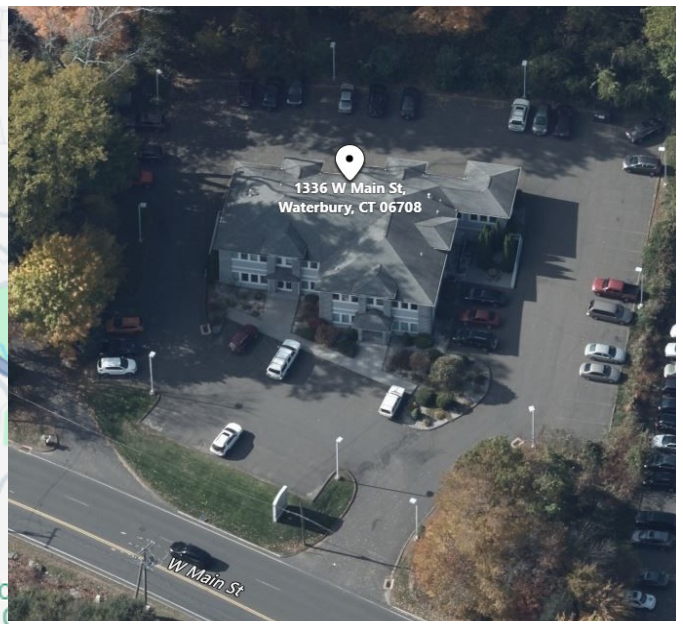
**Prominent Visibility on a High
Traffic Road Just Minutes from
RT 8 & I-84**

Lease: \$18 PSF NNN + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	1336 West Main Street
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,913 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	1,947 +/-	Type of Heat	Gas F/A
Ext. Construction	Brick/ Stucco	OTHER	
Roof	Asphalt	Acres	
Date Built	2004	Zoning	CO
Ceiling Height		Parking	Ample
		State Route / Distance To...	Route 8 / I-84
UTILITIES	Tenant to Verify	TERMS	
Sewer	City	Lease	\$18 PSF NNN + utilities
Water	City		
Gas	EverSource		
Electrical	200 Amps		



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Unit 1B: 1,947 +/- S/F



