

FOR LEASE

1389 West Main St., Suite 312, Waterbury, CT



±1,293 SF Medical or Professional Office Suite

LEASE RATE: \$2,678 / Month (Modified Gross) Including Utilities

HIGHLIGHTS

- ±1,293 SF medical or professional office suite
- Rent includes all utilities, building insurance, and common area maintenance (CAM)
- Convenient access to I-84 and Route 8
- Surrounded by retail, medical, office, and service-oriented uses along West Main Street

RENT BREAKDOWN

- \$2,215.50 / Month (Modified Gross)
- (\$20.56 PSF – Base Rent)
- Real Estate Taxes: \$4.29 PSF (±\$462 / Month)
- Total (Rent + Taxes): \$2,678 / Month (\$24.85 PSF)

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BUILDING

- Total Available SF: $\pm$ 1,293 SF (Tower 1)
- Exterior Construction: Brick
- Interior Construction: Finished office
- Roof: Flat EPDM membrane roof
- Year Built: 1964

PROPERTY

- Proximity to Major Highways: 0.5 Miles to I-84, 1.1 Miles to Route 8
- Parking: Free on-site parking
- Zoning: RM

MECHANICALS & UTILITIES

- Heat Source / Type: Gas — Forced Air
- Air Conditioning: Central
- Electric: Eversource
- Sewer & Water: City

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1389 West Main St., Suite 306, Waterbury, CT



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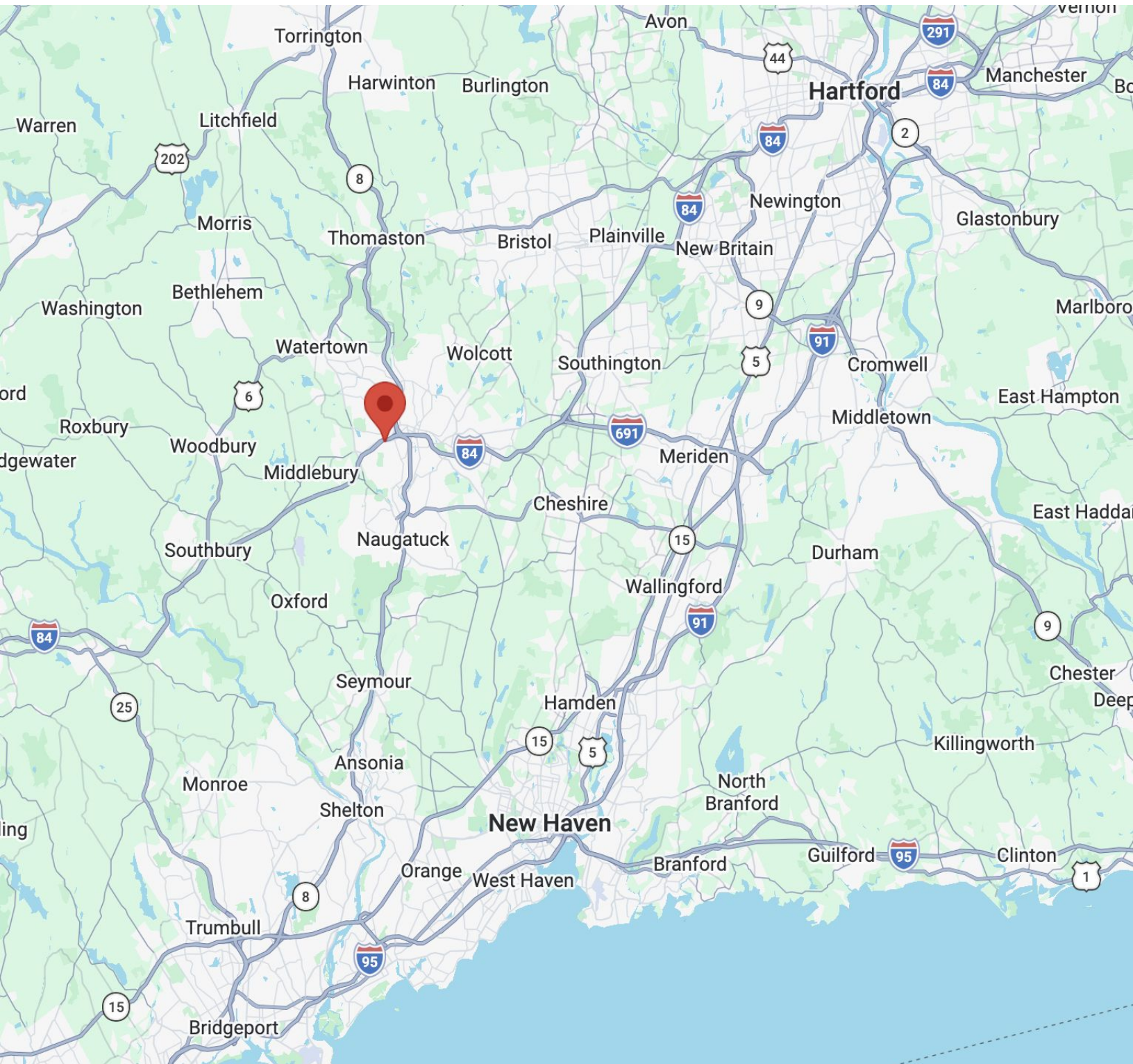
MATTHEWS COMMERCIAL PROPERTIES

An aerial photograph of a suburban area with several property parcels outlined in yellow. A central parcel, labeled '1' with '0 Ac' and '#1389', is highlighted with a red border. This parcel contains a large building and a parking lot. To its north are parcels '1320' (0 Ac, #1320) and '1336' (0 Ac, #). To its west are parcels '12' (0.71 Ac, #1374) and '13' (0.44 Ac, #1376), both along West Main St. To its east is parcel '15' (7 Ac, #). Further east is parcel '19' (4.97 Ac, #1249). South of the central parcel is a multi-lane highway, I-84, with 'I-84 W' and 'I-84 E' labels. Below the highway is Chase Pkwy, which runs diagonally from the bottom left towards the center. Along Chase Pkwy are parcels '500' (0 Ac, #500) and '5' (2.56 Ac, #). Parcel '49' is also visible near parcel 500. The map includes a scale bar at the bottom right indicating distances up to 280 feet, and a north arrow pointing upwards. Various other parcel numbers and acreage values are scattered throughout the map.

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