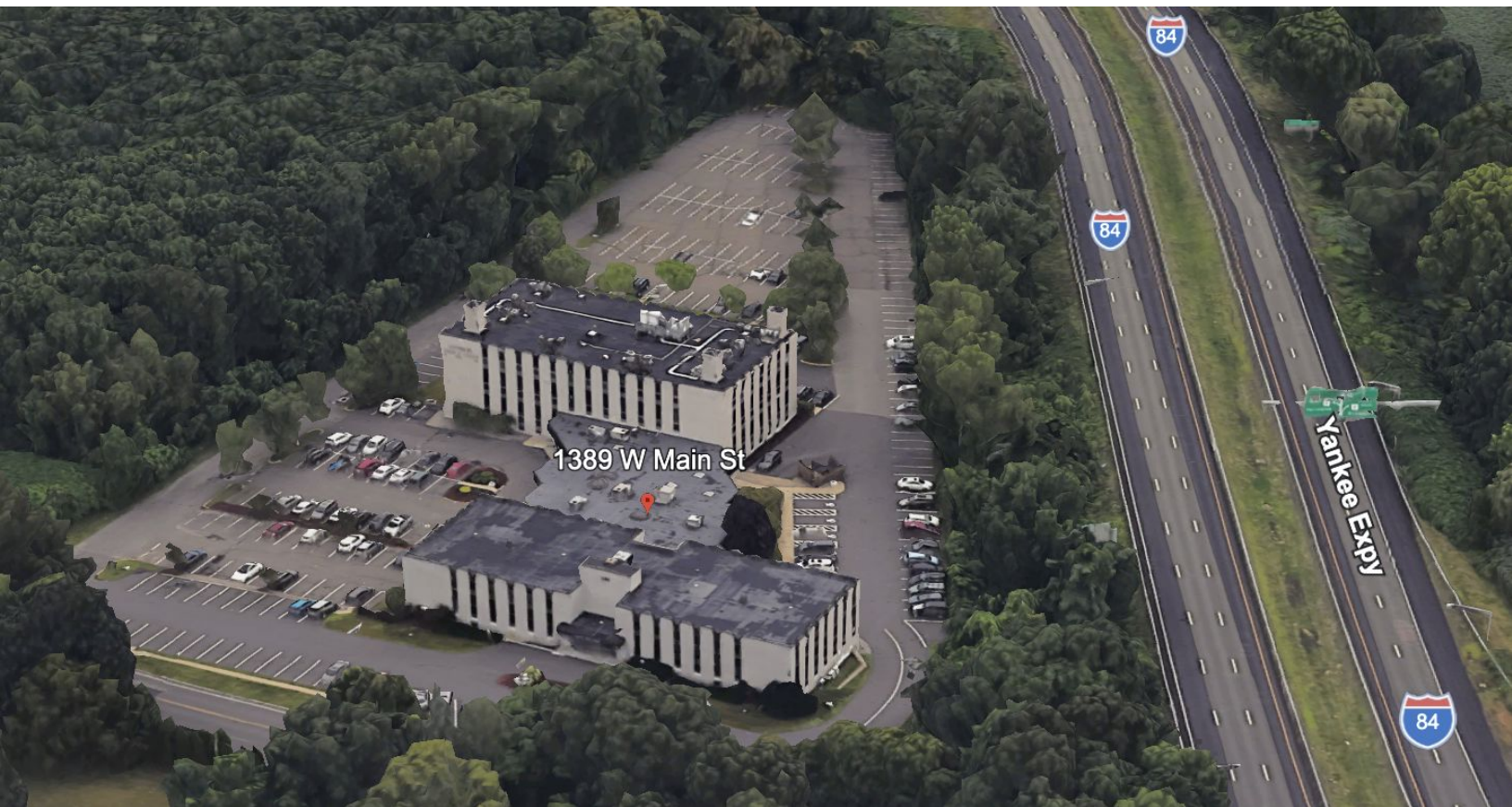


FOR LEASE

1389 West Main St., Suite 302, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



±537 SF Medical or Professional Office Suite

LEASE RATE: \$1,050 / Month (Gross) Including Utilities

- ±537 medical or professional office suite
- Rent includes all utilities, property taxes, 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
- Offices are furnished

GERRY D. MATTHEWS
203.753.5800
matthewscre@gmail.com

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

FOR LEASE

1389 West Main St., Suite 302, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



BUILDING

- Total Available SF: ±537 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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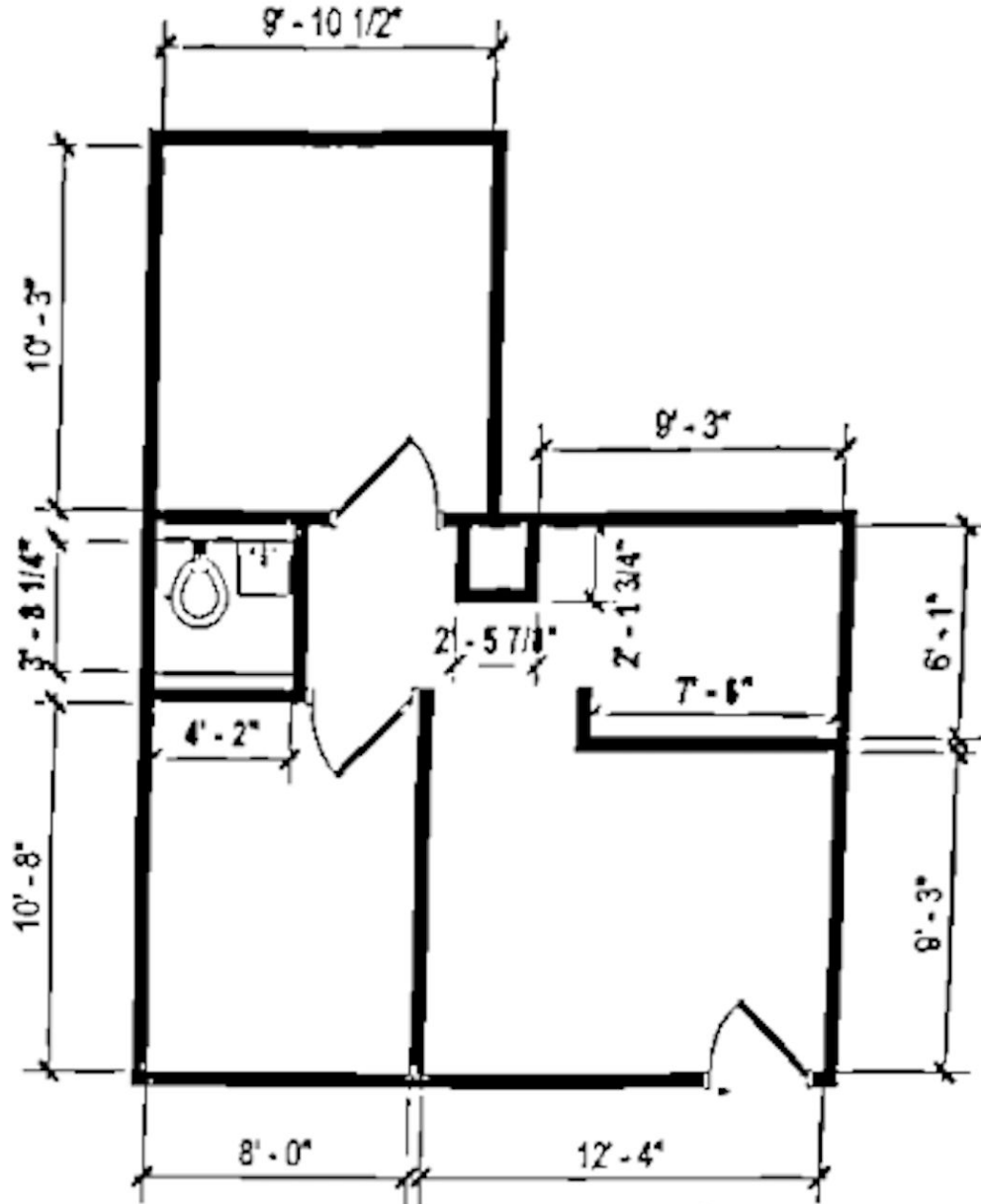
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FOR LEASE

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SUITE 302

FOR LEASE

1389 West Main St., Suite 302, Waterbury, CT



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MATTHEWS COMMERCIAL PROPERTIES



City of Waterbury
Public Works Department

MBL: 0315-0047-0001
ADDRESS: 1389 WEST MAIN ST

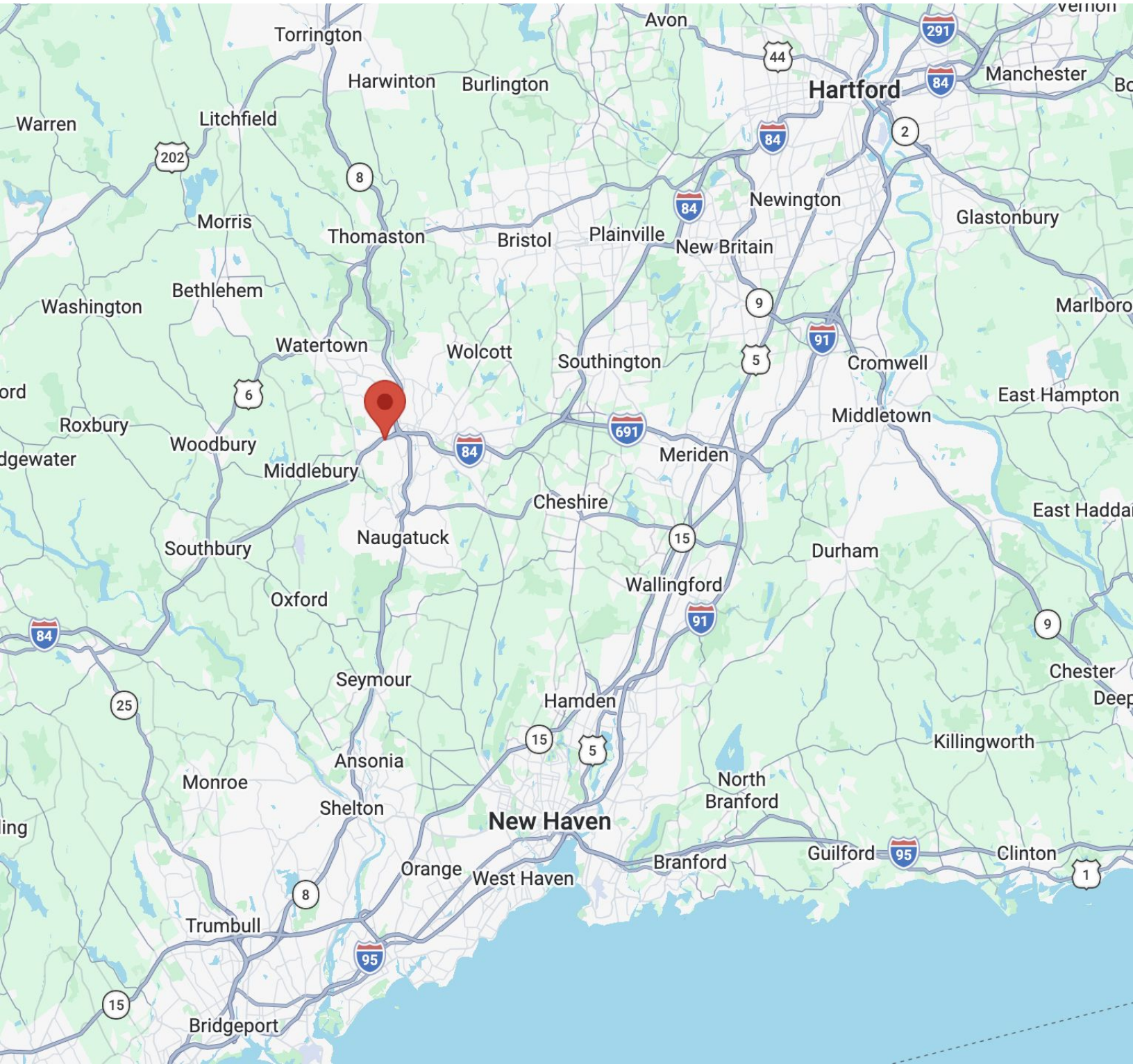
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MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com