

# FOR LEASE

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

MATTHEWS COMMERCIAL PROPERTIES



## Four Individual Furnished Offices Available

**LEASE RATE: \$525–\$575 / Month (Gross) Including Utilities**

- Four individual furnished offices available
- Shared waiting area, conference room, and kitchen
- Rent includes all utilities, internet, 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

### RENT BREAKDOWN

- Suite 1: 100 SF – \$575 / Month (Window)
- Suite 2: 91 SF – \$575 / Month (Window)
- Suite 3: 91 SF – \$575 / Month (Window)
- Suite 4: 113 SF – \$525 / Month (Interior)

**GERRY D. MATTHEWS**  
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[matthewscre@gmail.com](mailto:matthewscre@gmail.com)

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## BUILDING

- Total Available SF: ±395 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

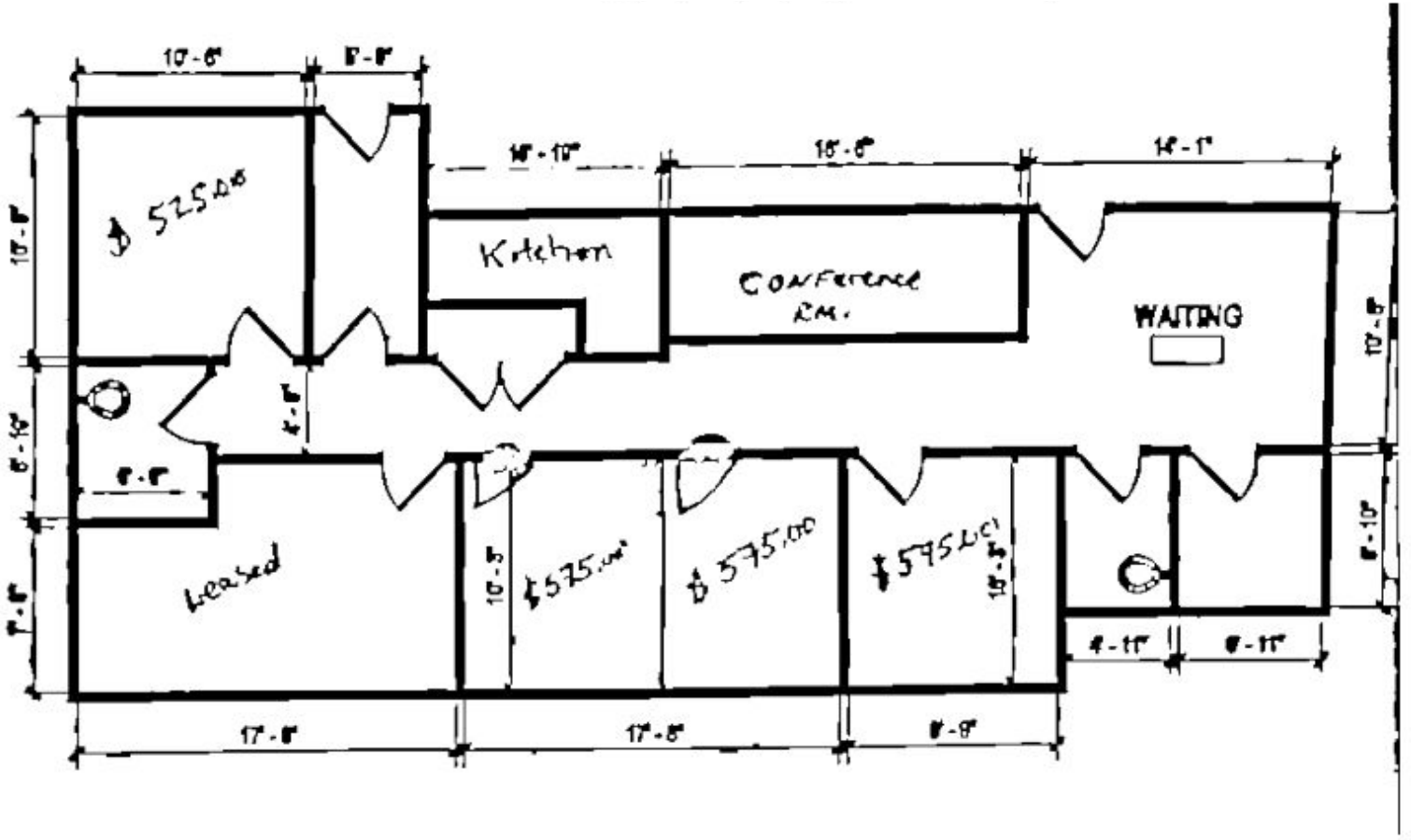
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City of Waterbury  
Public Works Department

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

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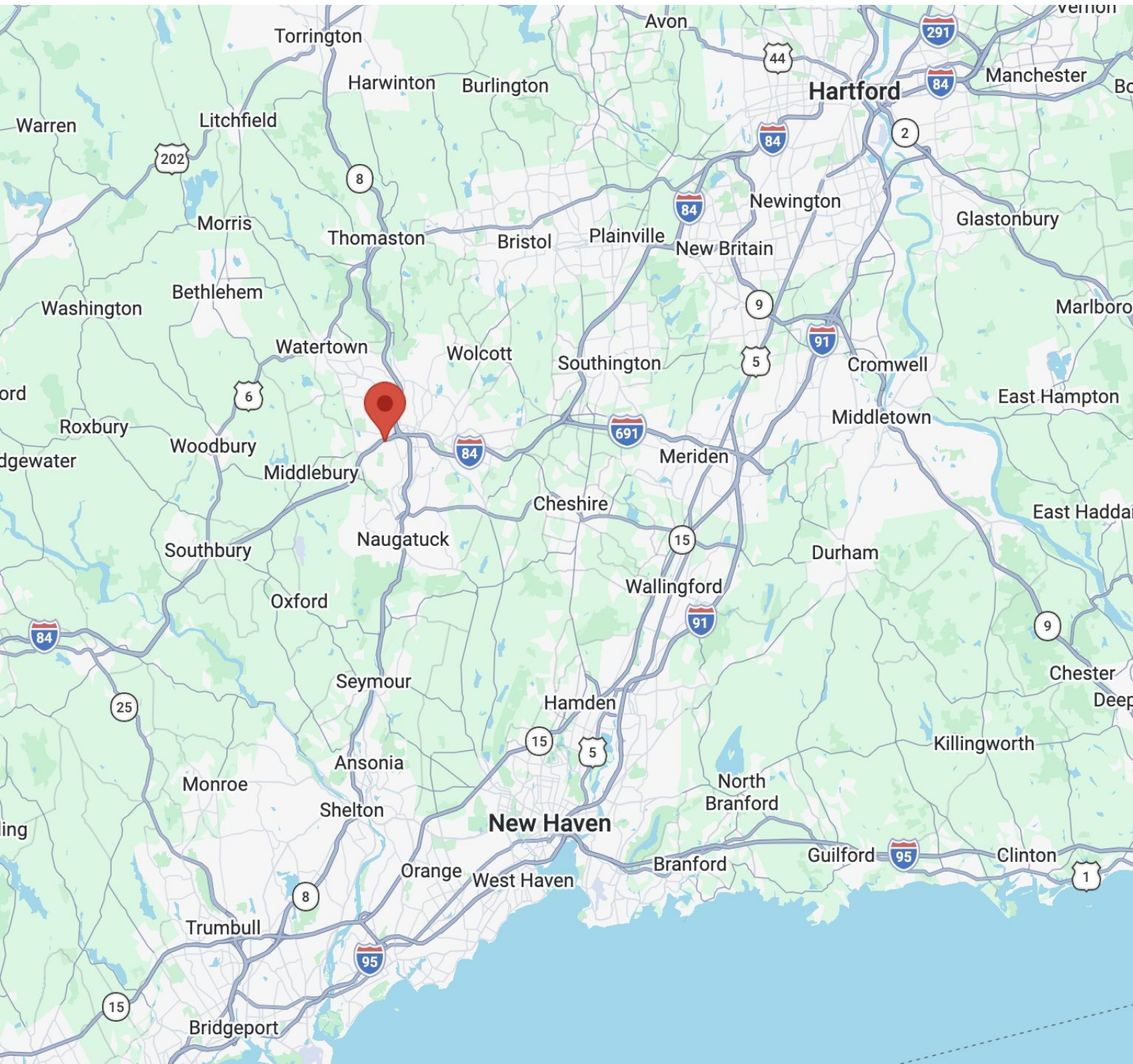
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