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FOR LEASE

800 Main Street South Southbury, CT



61,366 +/- S/F Well Maintained Office / Retail Building Spaces from 1,302 S/F - 7,131 S/F Highly visible location on busy Main Street Ample parking with immediate I-84 access

Located next to the Southbury Green Shopping Plaza and the new Riverview Cinema & Playhouse

Lease asking: \$12- \$19 PSF Gross + Utilities

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 Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

| PROPERTY DATA FORM | | | | | |
|--------------------|--------------|----------|-----------------------|-------------------------------------|--|
| PROPERTY ADDRESS | ADDRESS | | 800 Main Street South | | |
| CITY, STATE | Southbury, C | | , CT 06488 | CT 06488 | |
| BUILDING INFO | | <u>.</u> | MECHANICAL EQUIP. | | |
| Total S/F | 61,366 | | Air Conditioning | Central | |
| Number of floors | 2 | | Sprinkler / Type | Yes | |
| Avail S/F | 36,241 S/F | | Type of Heat | Gas Forced Air | |
| Will subdivide to | 1,302 S/F | | Elevator | Yes | |
| Roof | Flat | | | | |
| Ext. Construction | Mason | | OTHER | | |
| Ceiling Height | | | Zoning | Commercial | |
| Date Built | 1996 | | Parking | Ample | |
| UTILITIES | | | Total avail/acres | 7.85 | |
| Sewer | City | | | | |
| Water | City | | TERMS | | |
| Gas | EverSource | | Lease rate | \$12- \$19 PSF Gross + Utilities | |
| Electrical | EverSour | ce | | | |

Suites Available:

- Suites 102 115 7,131 S/F Class A Office End Cap Available 1/2019
- Suite 101 5,965 S/F
- Suite 122 2,467 S/F
- Suite 124 2,339 S/F
- Suite 130 1,594 S/F
- Suite 210 4,873 S/F
- Suite 218 2,034 S/F
- Suite 225 3,532 S/F
- Suite L-1 1,302 S/F
- Suite L-2 3,400 S/F
- Suite L-5 1,604 S/F

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