



CONTACT: BRIAN GODIN or
MICHAEL GRIEDER
E-mail: Bgodinpb@gmail.com
Mgrieder.gbp@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 101

FOR LEASE

255 Bank Street
Waterbury, CT



Class A Professional Office Space
Suites from 1,828 S/F - 3,507 S/F
Highly visible downtown location
Immediate access to I-84 & RTE 8
Ample on site parking
Great signage along I-84
Asking \$15- \$18 PSF Modified Gross

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		255 Bank Street	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	35,758 S/F	Air Conditioning	Central
Number of floors	4	Sprinkler / Type	Yes
Avail S/F	19,558	Type of Heat	Gas/ Forced / Air
Will subdivide to	1,903	Elevator	Yes
Roof	Flat		
Ext. Construction		OTHER	
Ceiling Height		Zoning	CBD
Date Built	1986	Parking	Ample
UTILITIES		Total avail/acres	.62
Sewer	City	TERMS	
Water	City	Lease rate	\$15- \$18 PSF
Gas	EverSource		
Electrical	EverSource		

6 Suites Available:

- **1-A 1,828 S/F**
- **1-B 3,507 S/F**
- **2-A 3,354 S/F**
- **3-A 4,458 S/F LEASED**
- **3-B 5,321 S/F LEASED**
- **4th Floor 9,779 S/F LEASED**



