

FOR LEASE



Modern Professional Office Building
Highly Visible Location
Immediate I-84 Access & Signage
Many Options Available Including
Individual Offices From \$550.00 Full Gross
Suites From \$14 PSF

228 Meadow Street
Waterbury, CT 06702

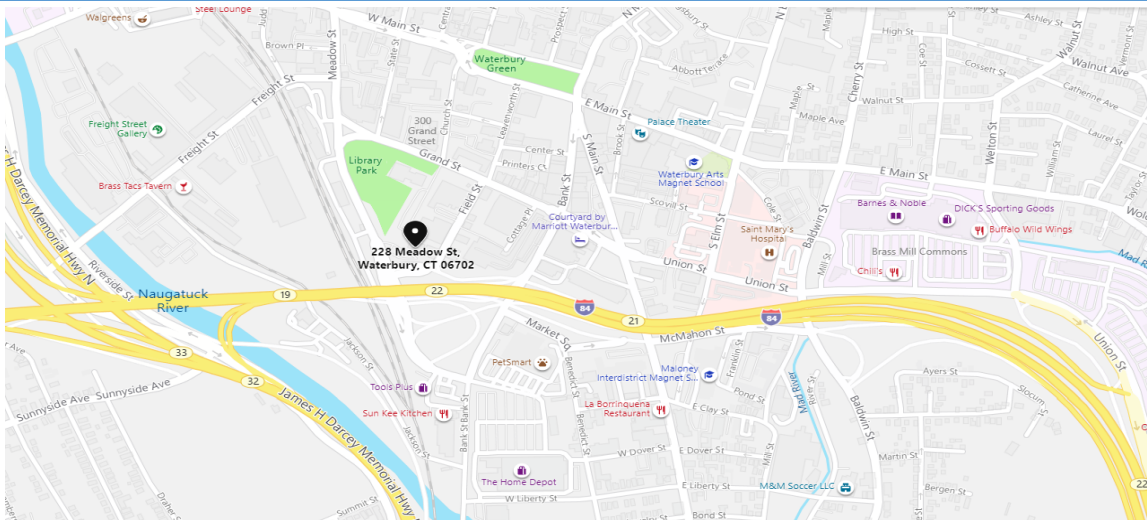


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

PROPERTY DATA FORM

PROPERTY ADDRESS	228 Meadow Street
CITY, STATE	Waterbury, CT 06702

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	20,858	Air Conditioning	Central
Number of floors	4+ Lower level	Sprinkler / Type	Yes
Avail S/F	4,300	Type of Heat	Gas - F/A
Will sub divide	200	OTHER	
Ext. Construction	Stucco	Acres	.21
Ceiling Height	9'	Zoning	CBD
Roof	Asphalt	Parking	City
Date Built	2008	State Route / Distance To...	
		TAXES	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
		TERMS	
		Lease	
		Modified Gross + Utilities	
UTILITIES		Tenant/Buyer to Verify	
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	200 Amps		



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**Suite 401 960 S/F Waiting Area Small
Conference Room 2 Offices + Small
Storage Area
Asking: \$1,300 Mod Gross + Utilities**



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Suite 302
1,000 S/F Waiting Room,
Conference Room + 2 Offices
\$1,200 Mod. Gross + Utilities Gross



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