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## FOR LEASE



**1127 West Main Street  
Waterbury, CT 06708**

### Medical / Office Space

2,020 S/F upper level & +/- 800 S/F Lower Level

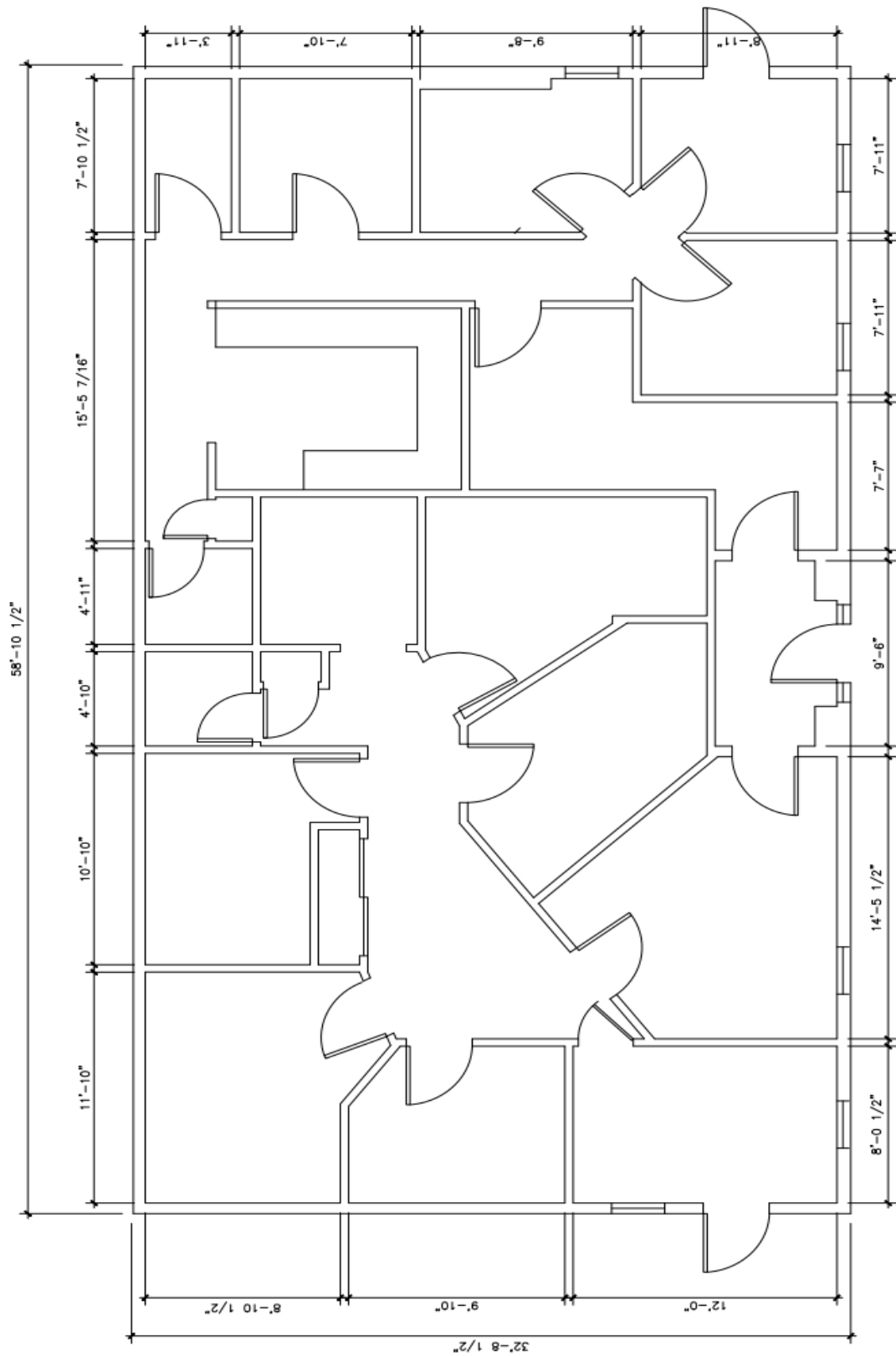
Great Location Minutes to Highway and Close

Proximity to Waterbury Hospital Campus

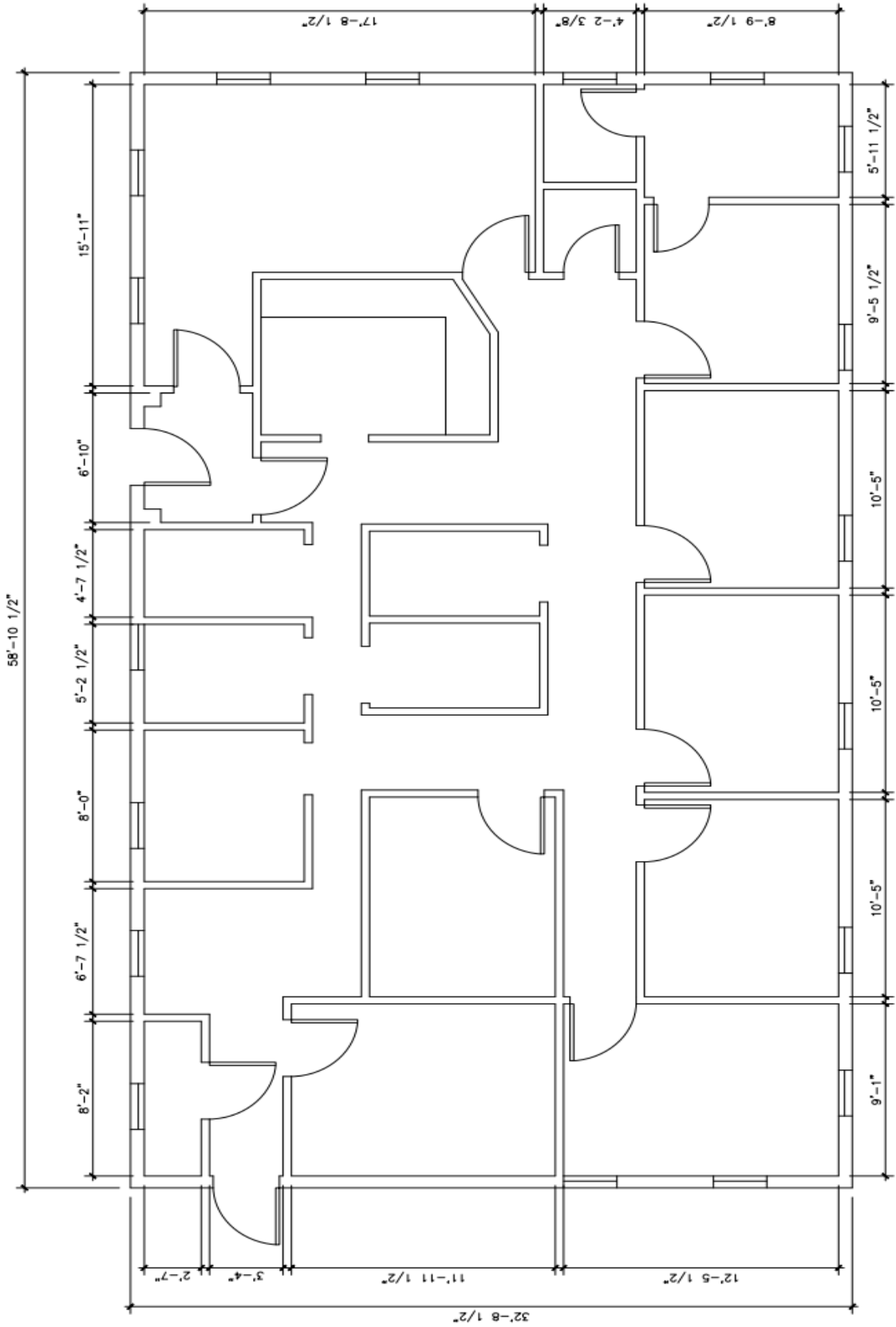
Currently Used as a Dental Office

**\$19.00 PSF NNN**





① FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

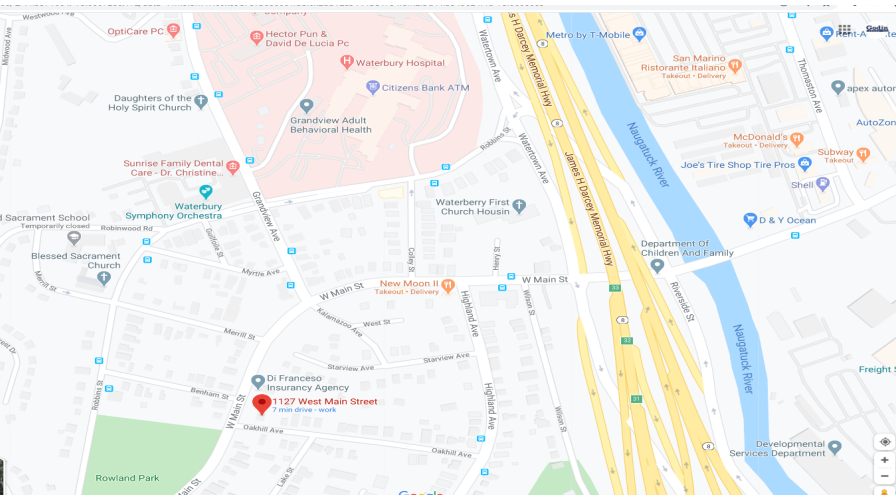
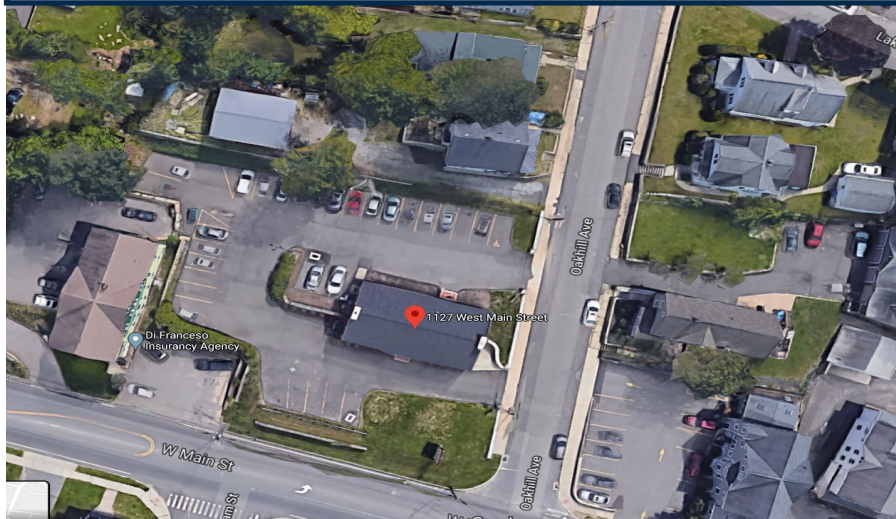


① SECOND FLOOR UNIT





**High Traffic location with great signage**  
**New HVAC System**  
**Well Maintained Facility with excellent parking**



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