

CONTACT: BRIAN GODIN

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Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE



**130 S Main Street
Thomaston, CT 06787**

3,600 +/- S/F
Modern Office/Retail Building
Great Location on busy Main Street (Route 6)
Ideal for Retail, Professional and Medical Users
Upper Level: Executive Suites:
Suite 201 \$500 Mo. Includes Utilities
Main Level Retail: 1,600 - 3,600 S/F \$14 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.



**Executive Suites Includes:
Utilities - WIFI
No Vacancies**



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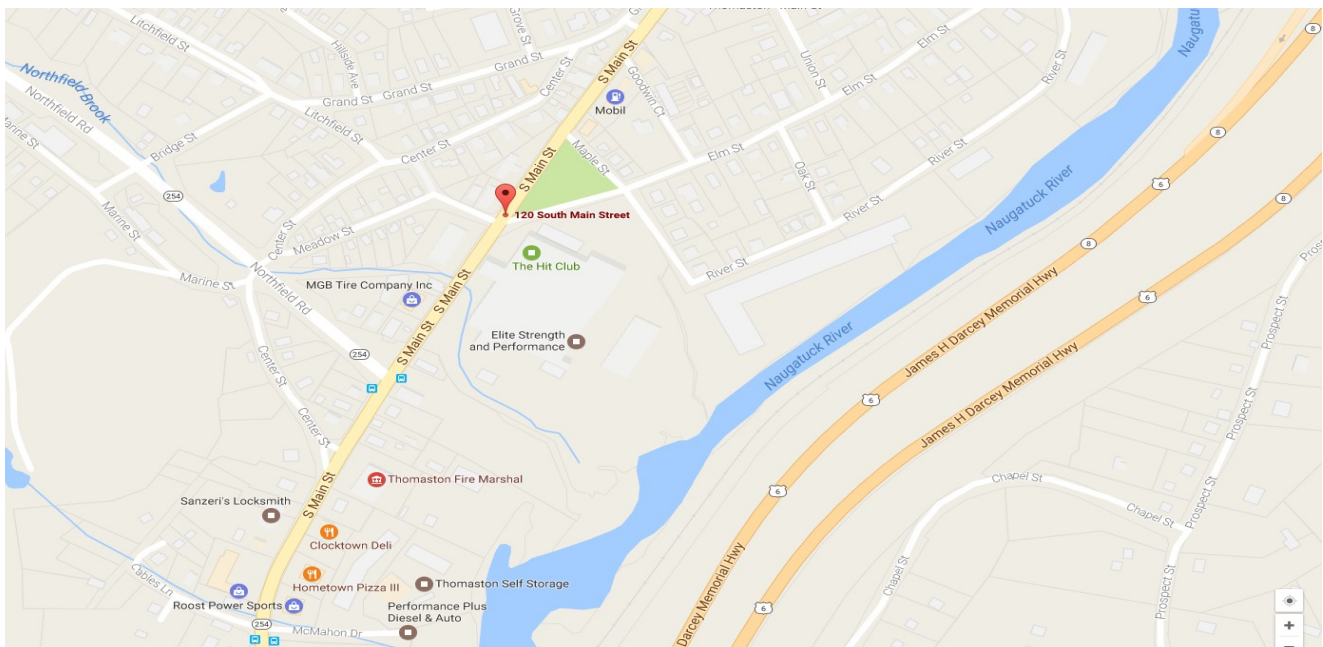
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PROPERTY DATA FORM

PROPERTY ADDRESS		130 South Main Street	
CITY, STATE		Thomaston, CT 06787	
BUILDING INFO		MECHANICAL EQUIP.	
Total building S/F	12,770	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	3,600 +/-	Type of Heat	Forced hot air
Will subdivide to	250	OTHER	
Office space		Acres	.77
Ext. Construction	Brick	Parking	Ample
Ceiling Height	9'	State Route / Distance To...	Route 8/ 2.5 miles
Roof	Gable new 2018	Zoning	IP
Date Built	1989	TAXES	
UTILITIES		Assessment	\$600,250.00
Sewer	City	Mill Rate	33.63
Water	City	Taxes	\$20,186.41
Gas	Yankee Gas	TERMS	
Electrical	100 Amps	Lease rate	\$14 per S/F Gross
			Main Level

**New roof 2018
New fire alarm system**



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Top Floor (15% common areas)		A/C Units	Men's Room	Exit / Stairs
Exit / Stairs	Womans Room	common hallway		
207	206	205	204	203
1000 s/f	400 s/f	400 s/f	500 s/f	400 s/f
LEASED	LEASED	LEASED	LEASED	LEASED
202	202	202	202	202
575 s/f	575 s/f	575 s/f	575 s/f	575 s/f
LEASED	LEASED	LEASED	LEASED	LEASED
475 s/f	201 A-D			Suite A: Avail 6/1 Suite B: Leased Suite C: \$600 Suite D: Avail 6/1
Main Floor				
Exit / Stairs	Exit / Stairs	1A	1B	1C
		2,000 s/f	1,600 s/f	4,300 s/f
		LEASED	Available	LEASED

Note: Floor plan not to size