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FOR LEASE



**1320 West Main Street
Waterbury, CT 06708**

**4,600 S/F Class A Medical Office Space
Ideal for all Medical / Professional Users
Modern Facility with Beautiful Interior Style
Visible Location on busy West Main Street
Easy 1-84 and Route 8 access
Ample Parking
Lease Price: \$22.00 PSF + NNN**



Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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PROPERTY DATA FORM

PROPERTY ADDRESS		1320 West Main Street Unit 4	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4.626	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Yes
Avail S/F Per Floor	1st Floor 4,000 +/- 2nd Floor 626 +/-	Type of Heat	Gas F/A
Ext. Construction	Brick Veneer	OTHER	
Ceiling Height	10'	Acres	
Date Built	2003	Zoning	CO
Roof	Gable	Parking	Ample
		State Route / Distance To...	Route 8/
UTILITIES		TAXES	
Sewer	City	Assessment	\$284,770.00
Water	City	Appraisal	\$406,815.00
Gas	EverSource	Mill Rate	60.21
Electrical	200 Amp	Taxes	\$17,684.22
		TERMS	
		Lease	\$22 PSF + NNN



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