

**FOR LEASE**



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

***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

Total S/F	20,858
Number of floors	4+ Lower level
Avail S/F	4,300
Will sub divide	200
Ext. Construction	Stucco
Ceiling Height	9'
Roof	Asphalt
Date Built	2008

## MECHANICAL EQUIP.

Air Conditioning	Central
Sprinkler / Type	Yes
Type of Heat	Gas - F/A

## OTHER

Acres	.21
Zoning	CBD
Parking	City
State Route / Distance To...	

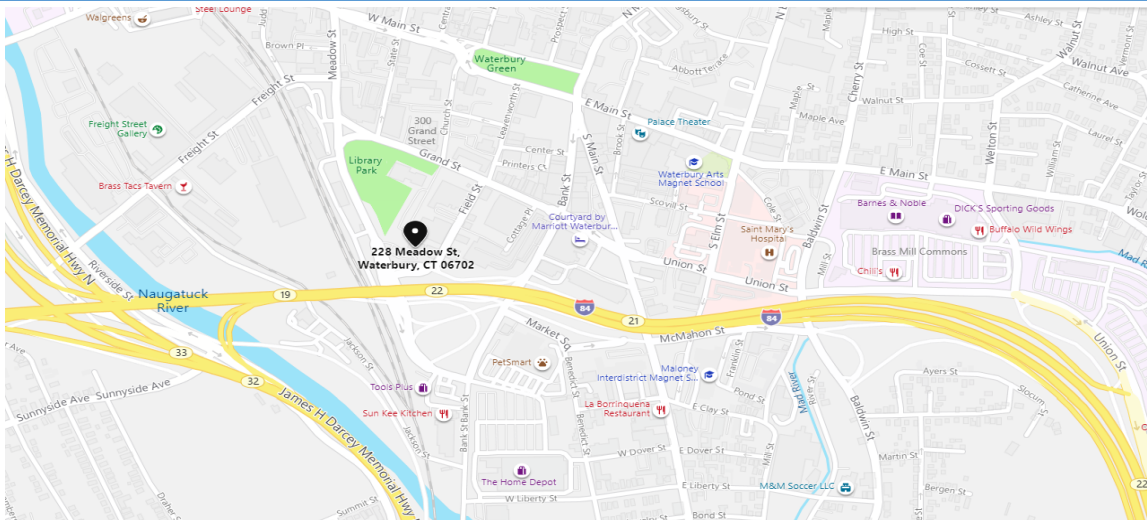
## Terms

Lease CAM + \$5.33 approx. PSF

## UTILITIES

### Tenant/Buyer to Verify

Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps



**CONTACT: MICHAEL GRIEDER**  
 Email: [mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
 Phone: 203-577-2277 Fax: 203-577-2100

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**Suite 401**

**Individual Suites With shared Lobby  
From \$550/mo Includes utilities**

**2 Available**



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



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**Suite 301**  
**2,300 S/F**  
**4 Offices, Conference Room**  
**Kitchenette, Bullpen, Storage**  
**Room and waiting Area**  
**\$2,800 Modified Gross + Utilities**

