Godin Property Brokers LLC
★★★★★ Commercial / Industrial

FOR LEASE

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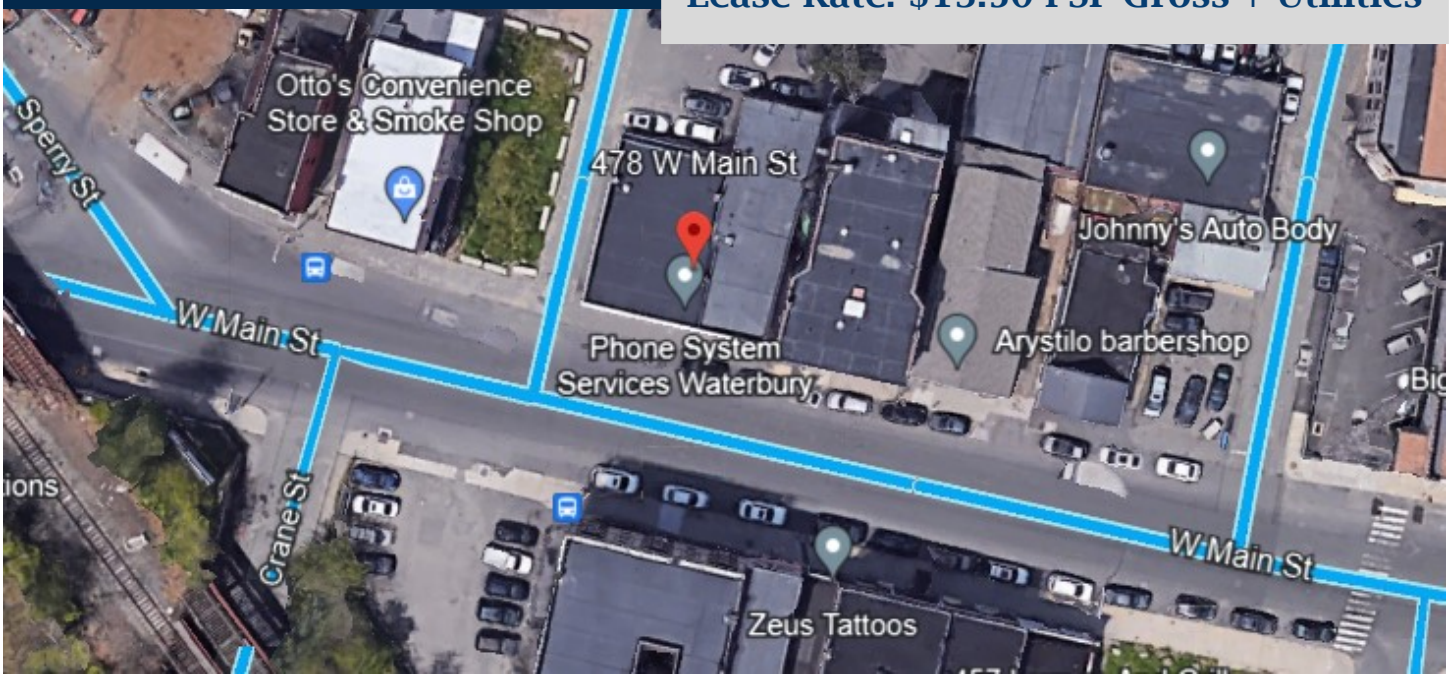
478 West Main Street
Waterbury, CT 06702

Office Space in Highly Visible Downtown Location
1st Floor - 6 Offices (1,128 +/- S/F)
2020 Complete Remodel

Lease Rate: $13.50 PSF Gross + Utilities



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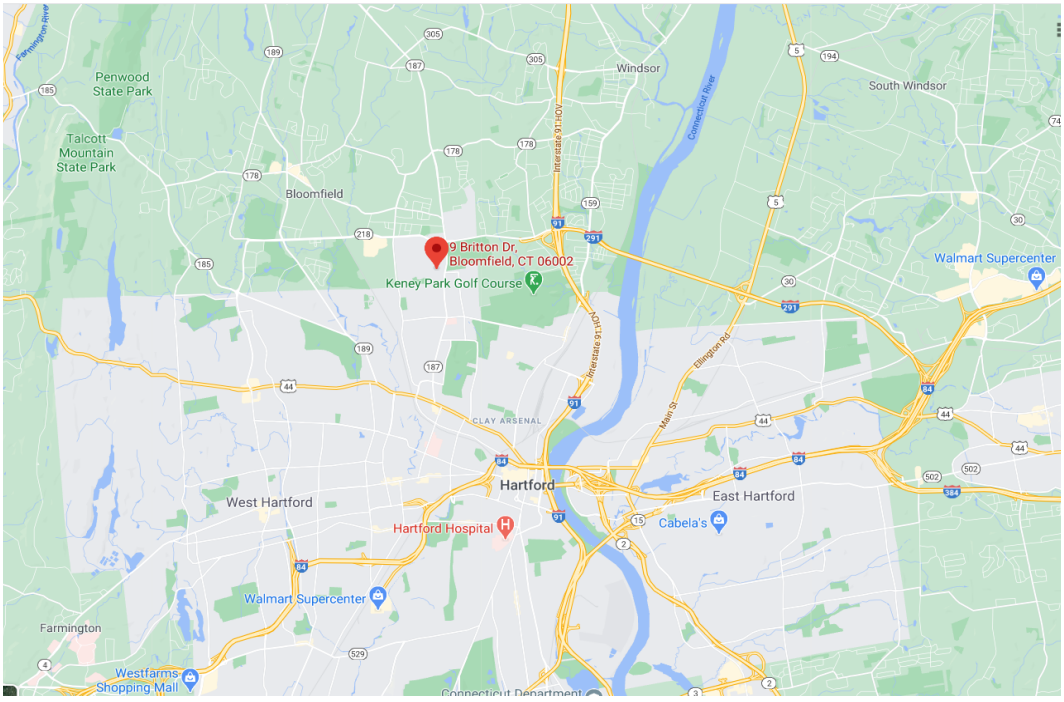
PROPERTY DATA FORM

PROPERTY ADDRESS	478 West Main Street
CITY, STATE	Waterbury, CT 06702

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,048 +/-	Air Conditioning	Offices - Centrao
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	1,128 +/-	Type of Heat	Forced Hot Air
Office space	810 +/- s/f	**OTHER**	
Ceiling Height	9’	Acres	0.17
Roof	Flat	Zoning	CBD
Ext. Construction	Brick, Siding	Parking	Parking Lot / Street
Date Built	1905	State Route / Distance To…	
		TAXES	
		Assessment	
UTILITIES	**Tenant/Buyer to Verify**	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	**TERMS**	
Electrical	Eversource	Sale	N/A
Amps	200 amps / 3 phase	Lease	$13.50 PSF Gross + Utilities



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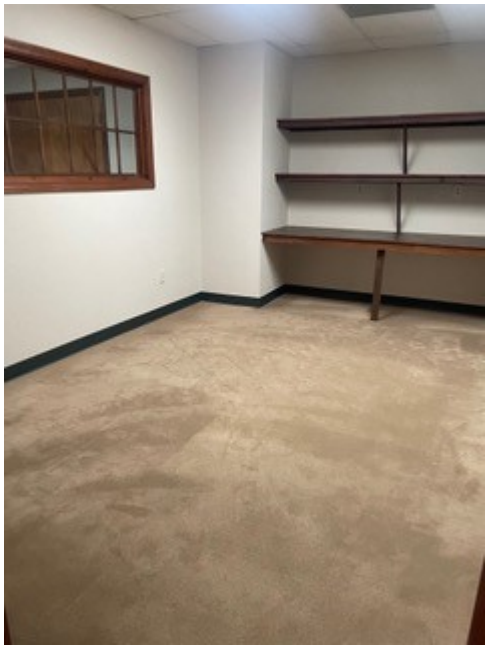

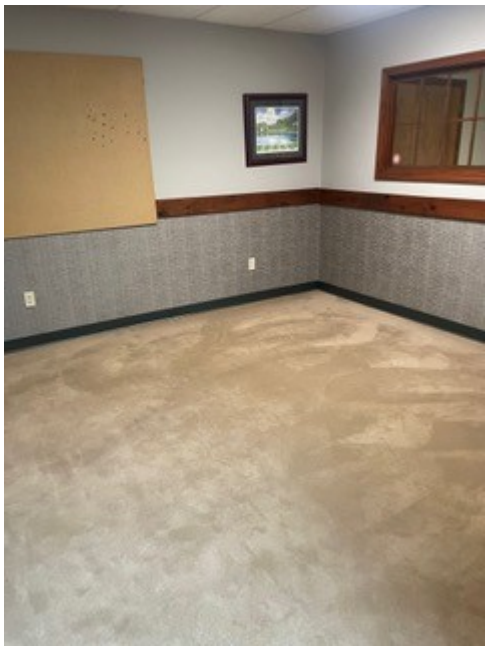

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