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FOR LEASE



***900 Main Street South
Southbury, CT 06488***

**Premier Office Space on Main Street in Southbury at Affordable Rates
Several Spaces Available with Abundant Parking and Close Proximity to
I-84 and Many Other Amenities**

Leases Starting at \$16.00—\$22.00 Modified Gross + Utilities

BLDG#2 Suite 2-300: 2,600 S/F

Suite 2-200: 3,029 S/F

Suite 2-301: 1,475 S/F

Full 5% Brokerage Fee Available

PROPERTY DATA FORM

PROPERTY ADDRESS		900 Main Street South	
CITY, STATE		Southbury, CT 06488	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	30,000	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	
Avail S/F	1,475 —7,104	Type of Heat	Oil -Forced Hot Air
	Not contiguous	OTHER	
		Acres	14.39
Ext. Construction	Wood shingle	Zoning	B-3B
Ceiling Height	9ft standard	Parking	Plenty on site
Roof	Gable	State Route / Distance To...	2/10 to I-84
Date Built	1988	TAXES	
		Assessment	
UTILITIES		Appraisal	
Tenant/Buyer to Verify		Mill Rate	
Sewer	Septic	TERMS	
Water	City		
Gas	No	Lease	\$16-\$22 Modified Gross + Utilities—Tenant pays pro rata share of R.E. Tax + CAM expense increases over 1st year base year



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Building 2 1,475 S/F
**Reception / Break Area
4 Large Offices
& a Large Storage Closet**

