

FOR LEASE

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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

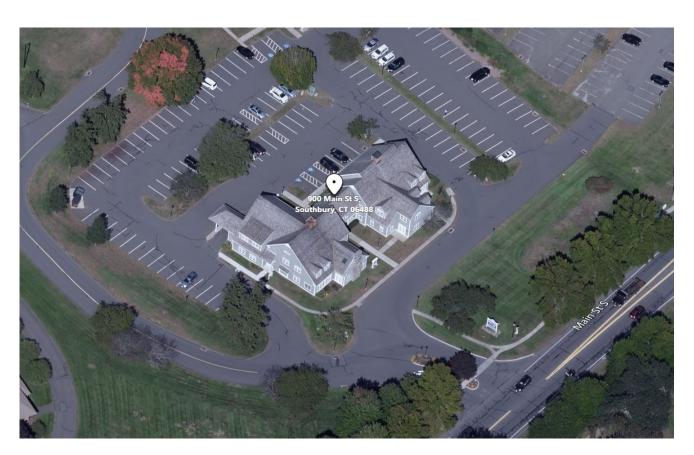
PROPERTY ADDRESS 900 Main Street South
CITY, STATE Southbury, CT 06488

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BUILDING INFO		MECHANICAL EQU	ANICAL 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	Tenant/Buyer to Ve	<mark>rify</mark> Appraisal		
Sewer	Septic	Mill Rate		
Water	City	TERMS		
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	
SOUTH BR HISTOR DISTRI	RIC	Senor Pancho's M Laurel Diner (1) Riverview Cinemas (8 & Playhouse (1))	Rochambeau Middle School	
of ver uary	Maggie McF ® I Southb	900 Main St S, Southbury, CT 06488		

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Building 2 1,475 S/F

Reception / Break Area 4 Large Offices & a Large Storage Closet









