

# FOR SALE/LEASE



**6,656 S/F Class A Medical Space**  
**Ideal for all Medical / Professional Users**  
**Modern Facility with Elegant Interior Style**  
**Visible Location on busy West Main Street**  
**Ample Parking with Easy 1-84 & RT 8 Access**

**Lease Price: \$25 PSF + NNN + Utilities**

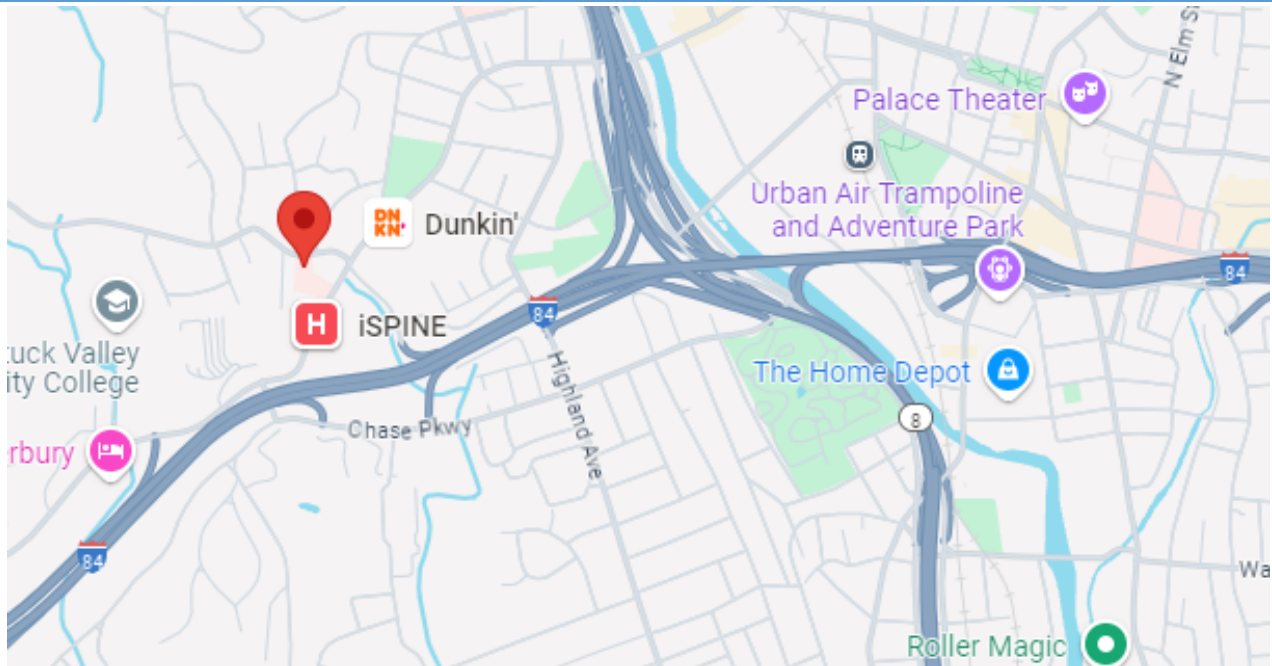
**Sale Price \$1,999,995.00**

***1320 West Main Street***  
***Units 1 & 2***  
***Waterbury, CT 06708***



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>1320 West Main Street Units 1 &amp; 2</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06708</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	6,656	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	6,656	Type of Heat	Gas F/A
<b>OTHER</b>			
Ext. Construction	Brick Veneer	Acres	
Ceiling Height	10'	Zoning	CO
Date Built	2003	Parking	Ample
Roof	Gable	State Route / Distance To...	Route 8 / I-84
		<b>TAXES</b>	
		<b>Unit 1</b>	<b>/ Unit 2</b>
		Assessment	\$578,340.00 / \$339,710.00
		Appraisal	\$826,200.00 / \$485,300.00
		Mill Rate	54.19
		Taxes	\$49,749.12
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Lease	\$25 PSF + NNN + Utilities
Water	City	Sale	\$1,999,995.00
Gas	EverSource		
Electrical	200 Amp		



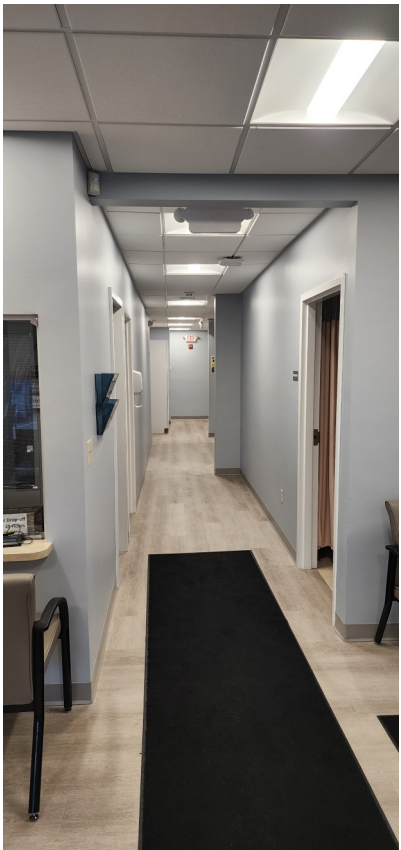
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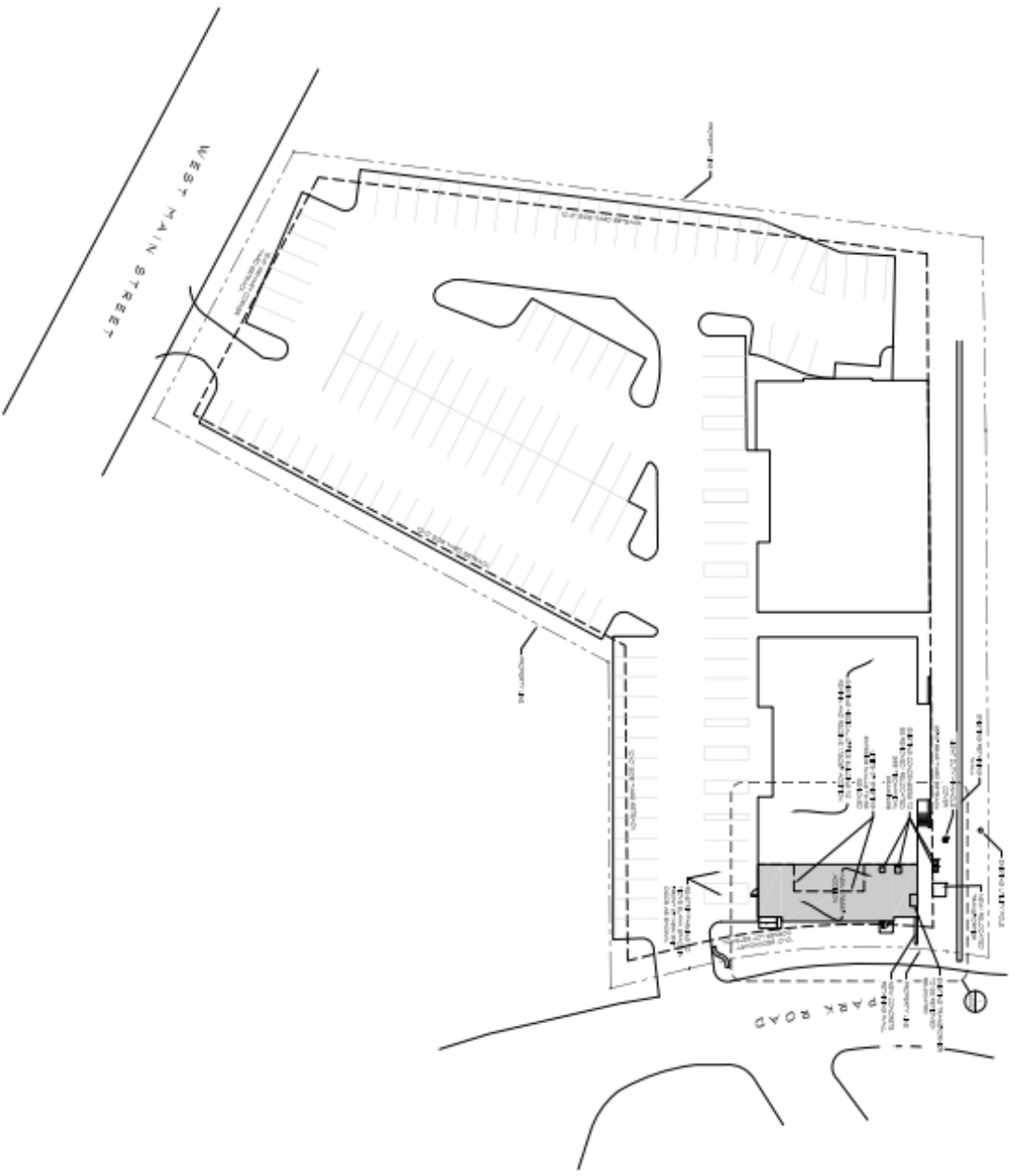


# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial







⊕ SITE PLAN

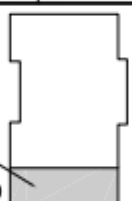
⊕

Leson Architects  
ARCHITECTS



Professional Seal  
11.14.10

Project: 1320 W Main Street  
Cardiology Addition  
Waterbury, Connecticut



Construction Documents

DATE: 11.14.10

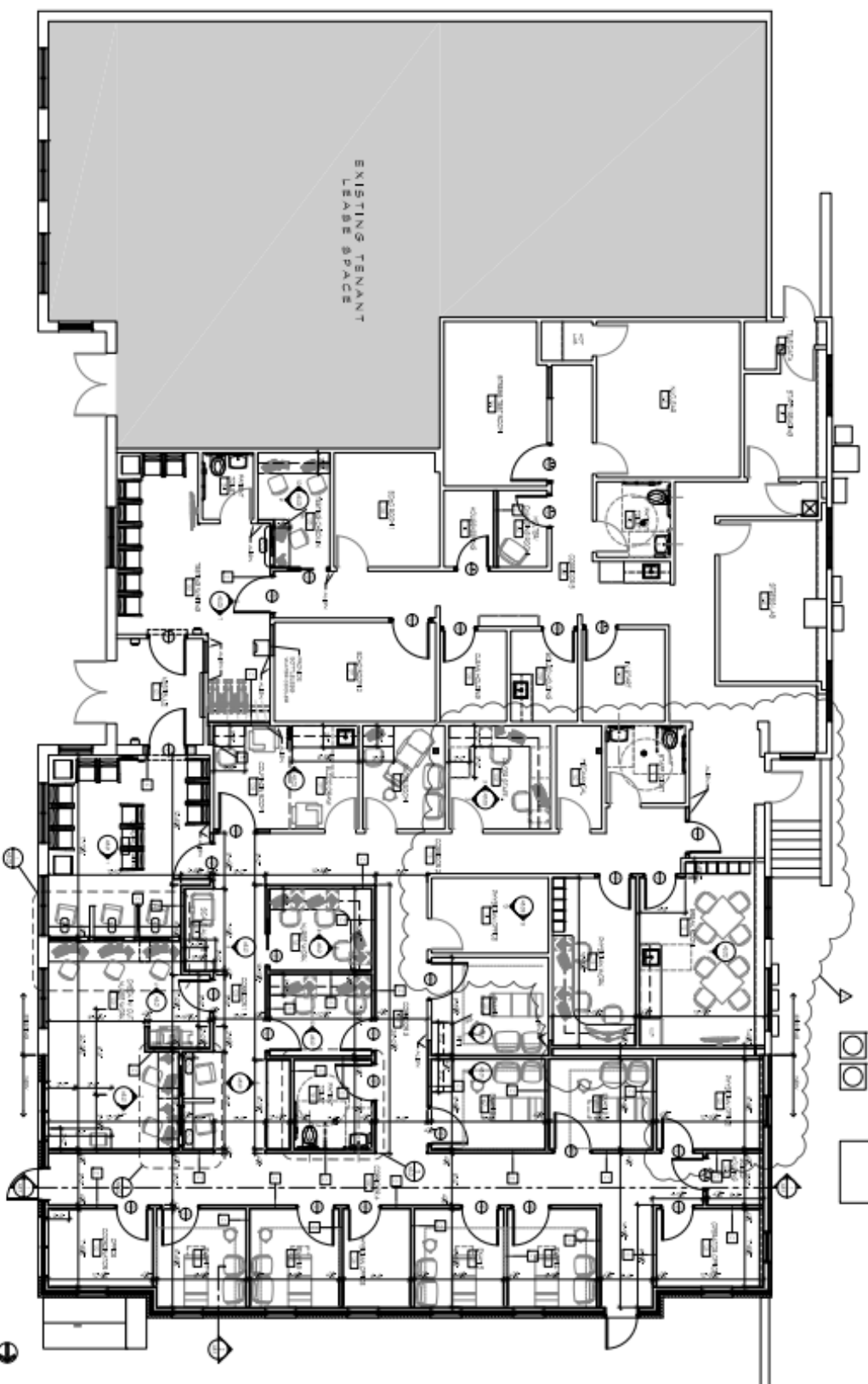
**Saint Mary's**  
HOSPITAL  
1320 W Main Street  
Cardiology Addition  
1930 West Main Street  
Waterbury, Connecticut

Site Plan

Sheet Number

**A0.01**

FLOOR PLAN - PHASE 2



- CONSTRUCTION NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.
  6. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR ALTERED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.
  7. ALL ELECTRICAL AND MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND MECHANICAL CODES.
  8. ALL PAINTS AND FINISHES SHALL BE OF HIGH QUALITY AND DURABLE.
  9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S INTENT AND THE PROJECT PROGRAM.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CONDITIONS NOT TO BE REMOVED OR ALTERED.
  11. ALL MATERIALS AND FINISHES SHALL BE MATCHED TO THE EXISTING CONDITIONS WHERE APPROPRIATE.
  12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS AND NOTES.
  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CONDITIONS NOT TO BE REMOVED OR ALTERED.
  14. ALL MATERIALS AND FINISHES SHALL BE MATCHED TO THE EXISTING CONDITIONS WHERE APPROPRIATE.
  15. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS AND NOTES.

**1320 W Main Street**  
**Cardiology Addition**  
 1320 West Main Street  
 Waterbury, Connecticut

**SAINT MARY'S**  
 HEALTH SYSTEM

CONSTRUCTION DOCUMENTS  
 PHASE 2 - INTERIORS

**A2.02**

Floor Plan - Phase 2