



# FOR LEASE

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**Modern Office/ Retail Building**

**Highly Visible Location**

**Immediate I-84 Access & Signage**

**Lower Level 1,600 S/F**

**Suite 101 2,365 S/F**

**Suite 201 2,300 S/F**

**Leasing from \$12-\$17 PSF Gross + Utilities**

***228 Meadow Street  
Waterbury, CT 06702***

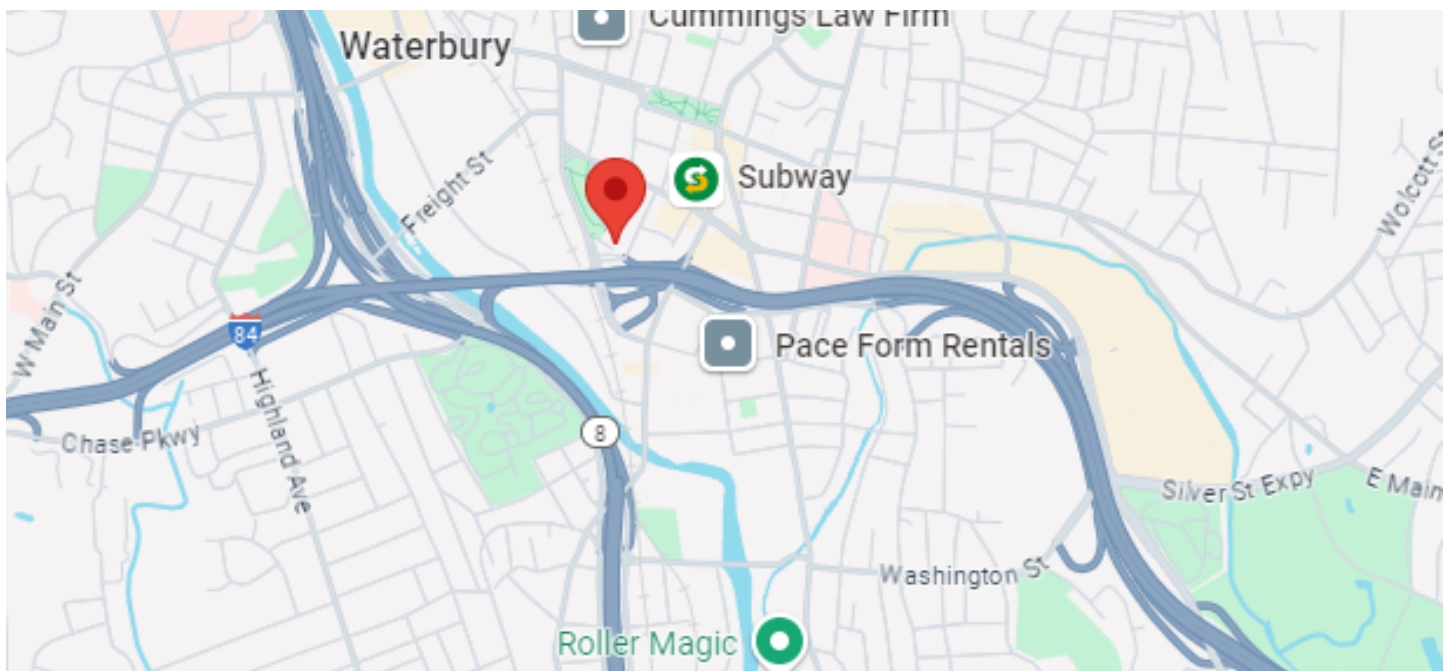


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# PROPERTY DATA FORM

PROPERTY ADDRESS	228 Meadow Street
CITY, STATE	Waterbury, CT 06702

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	20,858	Air Conditioning	Central
Number of floors	4+ Lower level	Sprinkler / Type	Yes
Avail S/F	6,265 +/-	Type of Heat	Gas - F/A
Min. dividable	1,600	OTHER	
Ext. Construction	Stucco	Acres	.21
Ceiling Height	9'	Zoning	CBD
Roof	Asphalt	Parking	City
Date Built	2008	State Route / Distance To...	
		Terms	
		Lease from	\$12-\$17 PSF Gross + Utilities
UTILITIES	Tenant/Buyer to Verify		
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	200 Amps		





**Lower Level 1,600 +/- S/F**  
**6 Offices, Conference Room and Reception Area**





**1st Floor/ Unit 101 2,365+/- S/F**  
**Open Floor plan with Large Conference Room,  
Kitchenette and En-Suite Bathroom**





**2nd Floor / Unit 201 2,300 +/- S/F**  
**7 Offices with Conference Room, Reception /  
Waiting Room and En-Suite bathroom**

