

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 #1 Suite 200: 1,300 S/F (Former Medical)

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 —8,404 +/-	Type of Heat	Oil -Forced Hot Air
	Not contiguous	OTHER	

Ext. Construction	Wood shingle	Acres	14.39
Ceiling Height	9ft standard	Zoning	B-3B
Roof	Gable	Parking	Plenty on site
Date Built	1988	State Route / Distance To...	2/10 to I-84

TAXES

UTILITIES	Tenant/Buyer to Verify	Assessment	
		Appraisal	

Sewer	Septic	Mill Rate	
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Water	City	TERMS	
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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 1 1,300 S/F
Reception / Break Area
1-2 Offices, 3 +/- Exam
& a Storage Closet



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

