

# FOR LEASE

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***220 Main Street South  
Southbury, CT 06748***

**2nd Floor Office/Retail Space**

**Located on Busy Main Street in Southbury**

**2,000 +/- S/F Former Naturopath, Multiple Private Exam Rooms & Offices with Large Reception Area & Sinks**

**600+/- S/F Former Acupuncturist, Large Open Space with 2 Private Rooms & a Sink**

**Leasing From \$18 PSF Modified Gross + Utilities**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		220 Main Street South	
<b>CITY, STATE</b>		Southbury, CT 06748	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	18,009	Air Conditioning	Central - New
Number of floors	2	Sprinkler / Type	No
Avail S/F	2,600 +/-	Type of Heat	Forced Hot Air
Office space		<b>OTHER</b>	
Former Salon		Acres	1.81
Ext. Construction	Clapboard	Zoning	B-2A
Ceiling Height		Parking	On site
Roof	Arch Shingles	State Route / Distance To...	I84- 5/10
Date Built	1988	<b>TAXES</b>	
		Assessment	
		Appraisal	
<b>UTILITIES</b>		Mill Rate	
Sewer	Septic	Taxes	
Water	City	<b>TERMS</b>	
Gas	EverSource	Leasing From	Mod (% Trash / Plow)
Electrical			\$18 PSF Mod Gross + Utilities



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**2,000 +/- S/F**  
**Multiple Private Exam Rooms & Offices**  
**with Large Reception Area & Sinks**



**600 +/- S/F**  
**Large Open Space with 2 Private Rooms & a Sink**

