

CONTACT: Michael Grieder

E-mail: Mgrieder.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

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

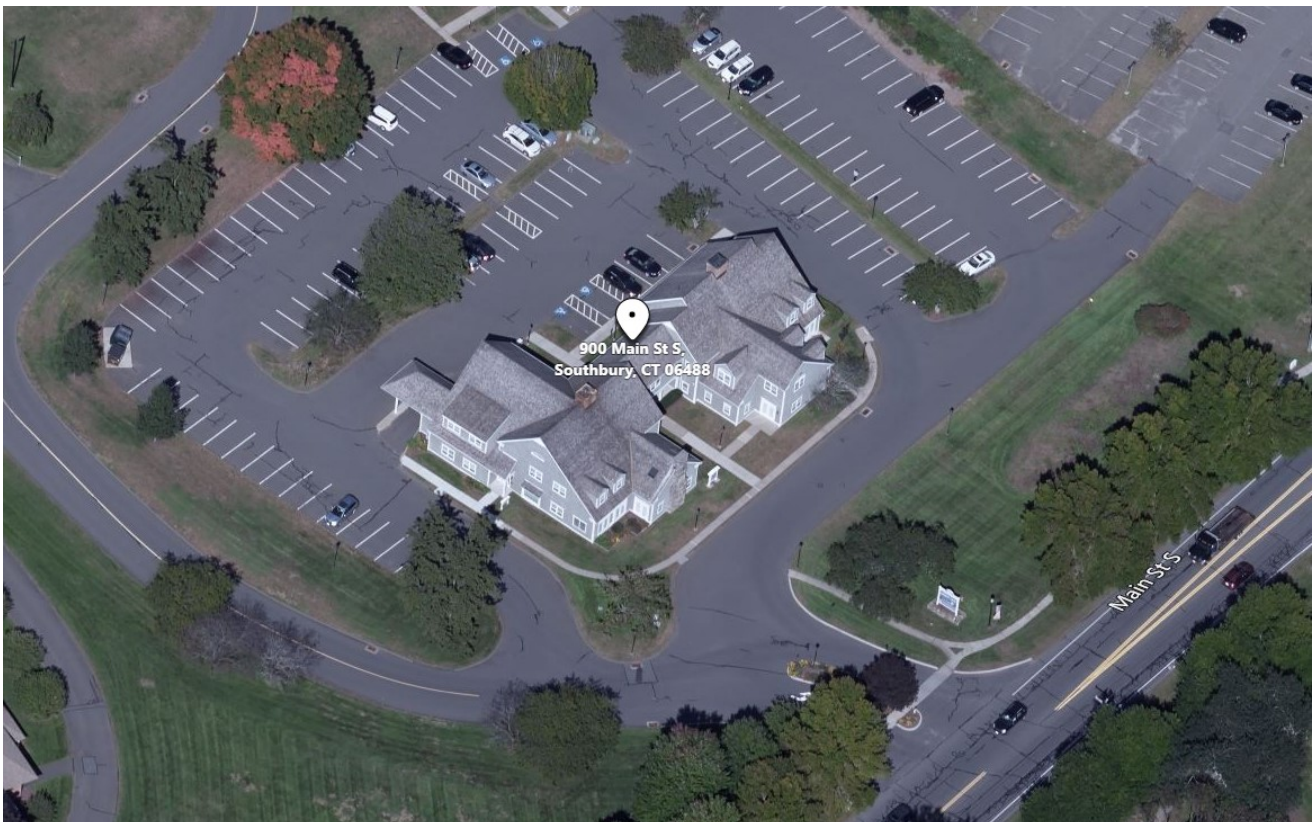
Full 5% Brokerage Fee Available

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	1,300—6,929 +/-	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		Appraisal	
Tenant/Buyer to Verify		Mill Rate	
Sewer	Septic	TERMS	
Water	City	Lease	
Gas	No	\$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

