

FOR LEASE

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**1131 West Street
Southington, CT 06489**

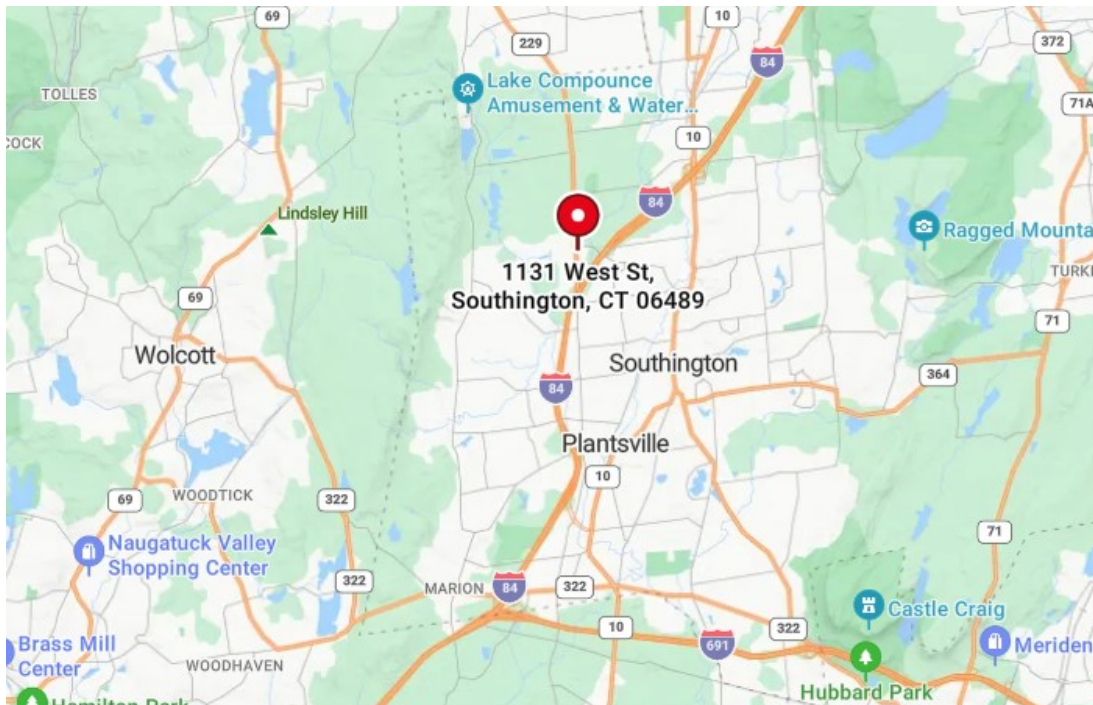
**Medical & Professional Office Space Available
Easy I-84 Access
Plenty of On-Site Parking
Flexible Build-Out Possibilities
Located in a Well-Established Complex of Retail,
Professional & Medical Tenants**

**Suite 3A: 656 +/- S/F
\$21 + NNN + Prorated Share of Utilities**

**Lower Level: 5,000 +/- S/F
\$14 Gross + Utilities**

PROPERTY DATA FORM

PROPERTY ADDRESS		1131 West Street, Bldg 1	
CITY, STATE		Southington, CT 06489	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	21,000 +/-	Air Conditioning	Central
Number of floors	2	Type of Heat	FHA
Avail S/F	Unit 3A - 656 +/- Lower Level - 5,000 +/-	Sprinkler System	
		OTHER	
		Acres	.37
		Zoning	BG
Ext. Construction	Clapboard	Parking	Plenty on Site
Ceiling Height	9'	State Route / Distance To...	3/10 to I-84
Roof	Asphalt / Arch Shingle	TAXES	
Date Built	2007	Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas/Oil		TERMS	
Electrical	EverSource	Lease	3A \$21 + NNN + Prorated Shared Utilities
		Lower Level	\$14 Gross + Utilities



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



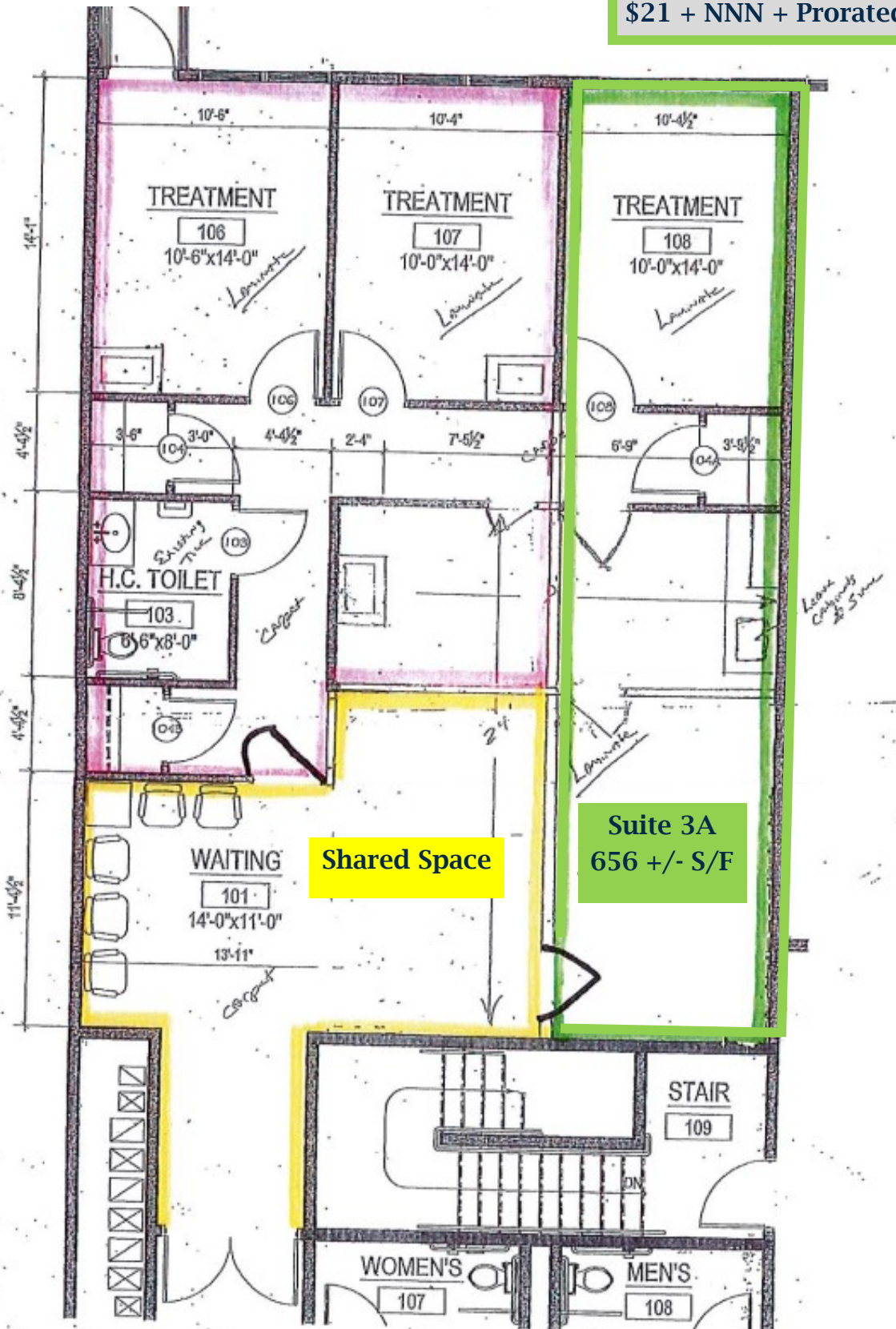
Shared Waiting Area



Suite 3A Available
656 +/- S/F
\$21 + NNN + Prorated Shared Utilities



Suite 3A Available
656 +/- S/F
\$21 + NNN + Prorated Shared Utilities



Lower Level Available
5,000 +/- S/F
\$14 Gross + Utilities



Lower Level Available
5,000 +/- S/F
\$14 Gross + Utilities

