



FOR LEASE

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

**Beautifully Maintained Professional Office Building
in Highly Visible Downtown Location Convenient to City Hall,
State Court Houses & All Major Municipal Offices
Excellent Setting for Legal, Professional or Medical Office Uses**

3 Suites & Multiple Individual Office Opportunities

Suite 101: 2,365 +/- S/F

Suite 202: 1,810 +/- S/F

Suite 301: 2,300 +/- S/F

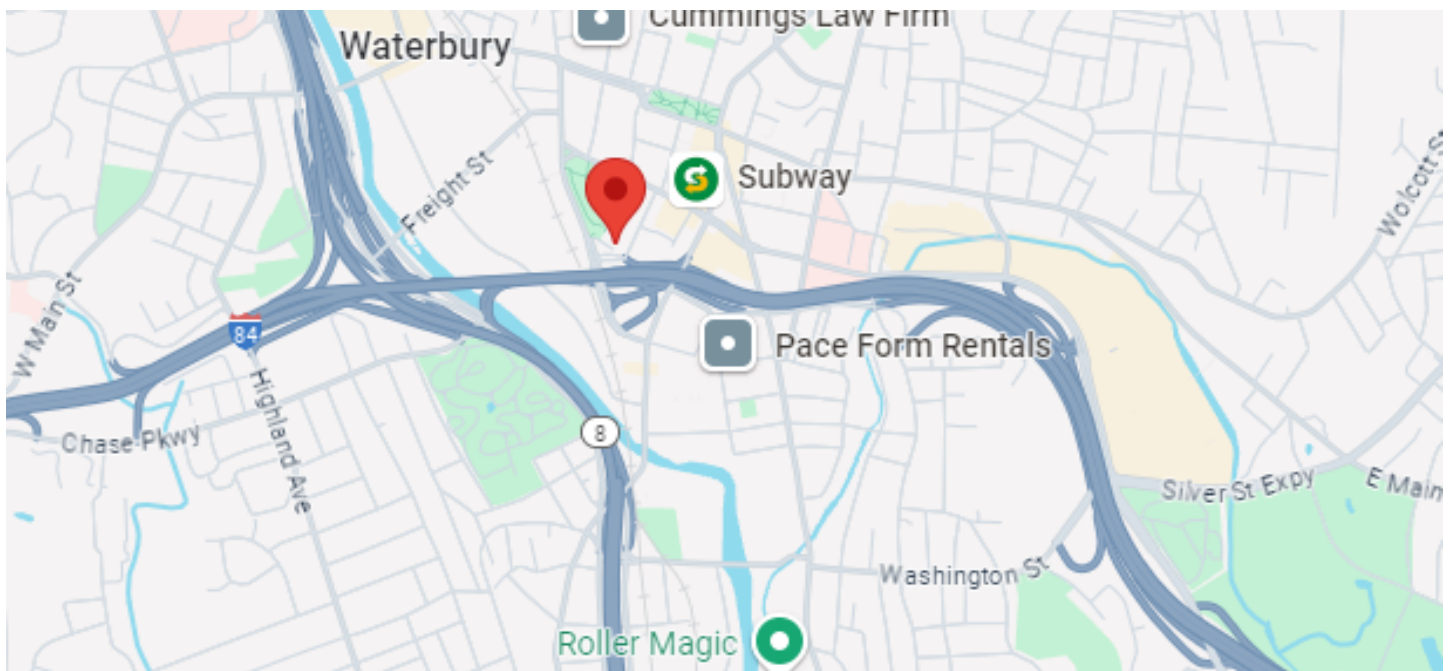
**Asking \$16 Mod Gross + Utilities
& From \$500 for Individual Spaces**

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.

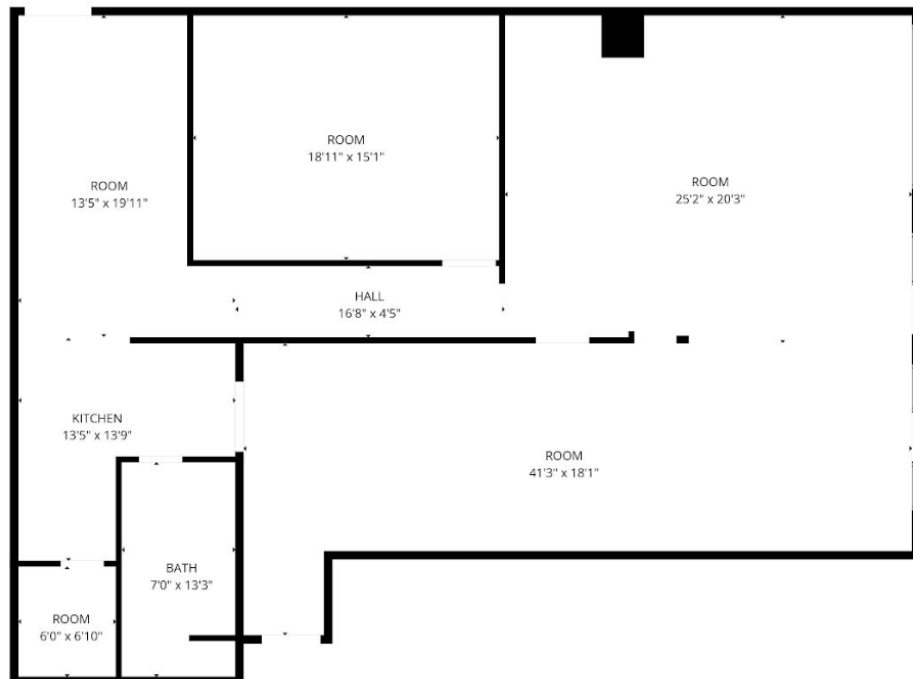
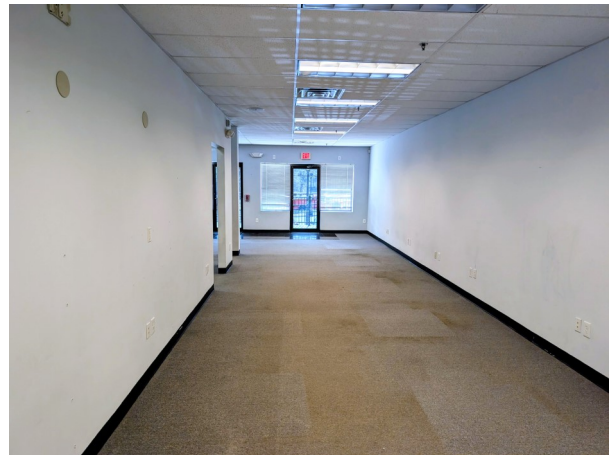
PROPERTY DATA FORM

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	6,475 +/- Plus Individual Spaces	Type of Heat	Gas - F/A
Ext. Construction	Stucco	OTHER	
Ceiling Height	9'	Acres	.21
Roof	Asphalt	Zoning	CBD
Date Built	2008	Parking	City
		State Route / Distance To...	
		Terms	
		Lease	\$16 Mod. Gross + Utilities & from \$500 Individual Spaces
UTILITIES		Tenant/Buyer to Verify	
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	200 Amps		



Suite 101
2,365 +/- S/F



Suite 202
1,810 +/- S/F
Reception, 6 Offices , En Suite Bathroom, Break Room & Storage

