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FOR LEASE



***900 Main Street South
Southbury, CT 06488***

Premier Professional Office Campus on Main Street in Southbury

Limited Leasing Opportunities in One of Southbury's

Most Desirable Office Locations

Abundant On-Site Parking - Minutes from I-84

Convenient Access to Restaurants, Retail & Everyday Amenities

Leases Starting at \$16.00 Modified Gross + Utilities

BLDG #2

Suite 2-300: 2,600 +/- S/F

Suite 2-301: 1,475 +/- S/F (Available January 2027)

Full 5% Brokerage Fee Available

(Suites Can Be Combined for a Total of 4,075 +/- S/F)

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	4,075 +/-	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	Tenant/Buyer to Verify	Appraisal	
Sewer	Septic	Mill Rate	
Water	City	TERMS	
Gas	No	Lease From	\$16 Modified Gross + Utilities—Tenant pays pro rata share of R.E. Tax + CAM expense increases over 1st year base year



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.

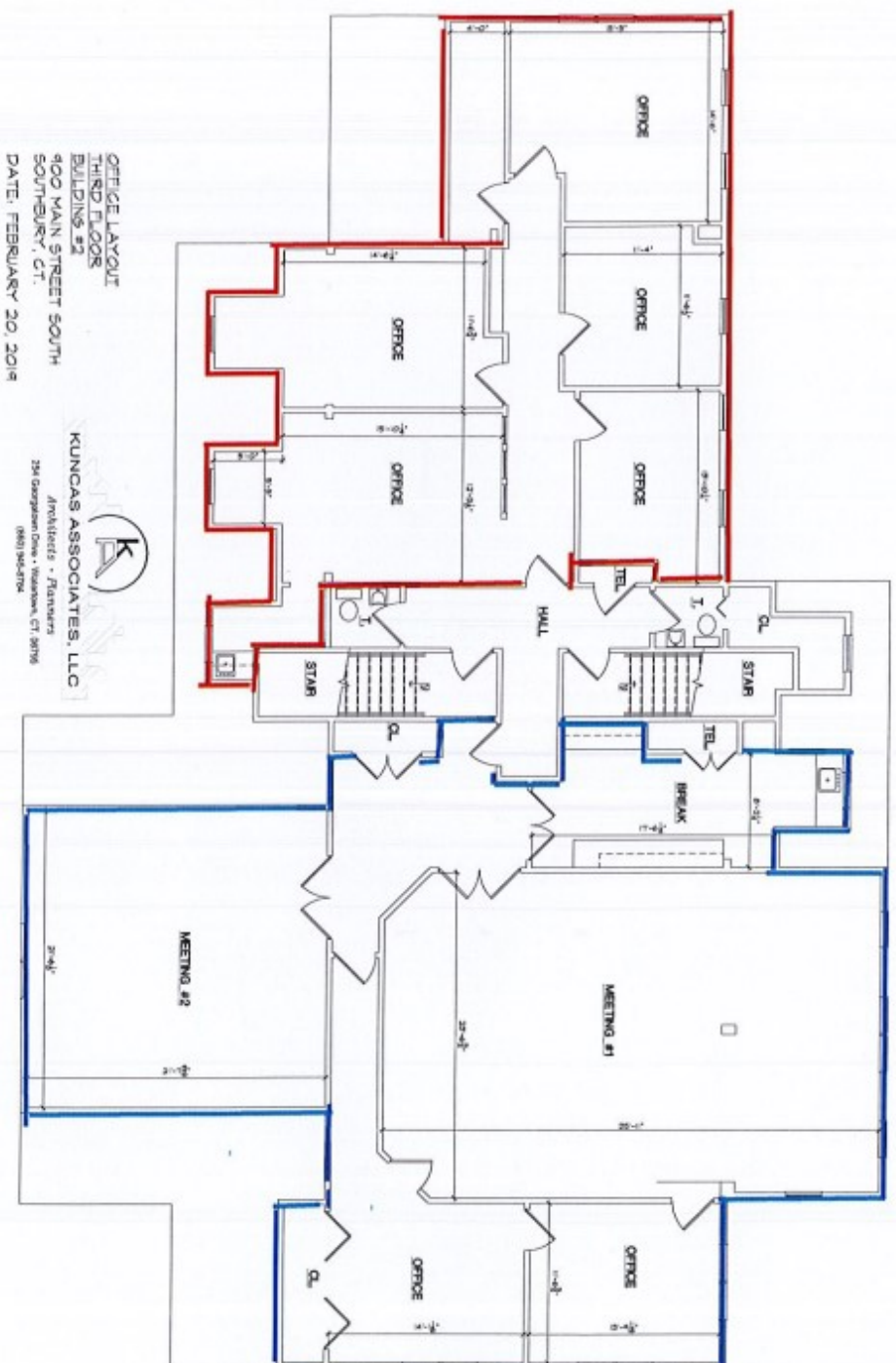
Suite 2-300: 2,600 +/- S/F
2 Large Offices, 2 Additional Open Floorplan Sections & Kitchen



Suite 2-301: 1,475 +/- S/F
4 Large Private Offices, Conference Room, Kitchenette Area & Storage Closet



SUITE 2-301
 (+/- 1475 SF)



OFFICE LAYOUT
 THIRD FLOOR
 BUILDING #2
 900 MAIN STREET SOUTH
 SOUTHBRURY, CT.
 DATE: FEBRUARY 20, 2014

 KUNCAS ASSOCIATES, LLC
 Architects • Planners
 254 Glastonbury Drive • Glastonbury, CT 06033
 (860) 964-9796

SUITE 2-300
 +/- 2,600 SF

