

FOR LEASE

**1389 West Main Street
Waterbury, CT 06708
Tower One**



- **4 Medical Condominium Suites available**
- **Unit # 315—1,293 S/F = \$2,243.36 per month**
- **Unit # 207—1,293 S/F = \$2,243.36 per month**
- **Unit # 302—537 S/F = \$931.70 per month**
- **Unit # 306—1,696 S/F = \$2,942.56 per month**

- **Lease Rate—\$20.82 PSF Gross**
- **RENT INCLUDES TAXES, INSURANCE, MAINTENANCE (CAMS), HEAT, AIR CONDITIONING AND ELECTRICITY**



MATTHEWS COMMERCIAL PROPERTIES LLC.

**819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com**

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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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	1389 West Main St		
CITY, STATE	Waterbury, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	4,819	Air conditioning	Yes (included)
Number of floors	3	Sprinkler / Type	No
Avail Units	4	Type of heat	Gas (included)
Unit # 315	1,293 SF	Elevator	Yes
Unit # 207	1,293 SF	TAXES	60.21
Unit # 302	537 SF	Mill rate	\$4.31 PSF (included)
Unit #306	1,696 SF	Tax	N/A
Exterior construction	Brick		
Interior construction	Finished Office	OTHER	RM
Roof	Rubber	Zoning	In common
		Parking	0.5 miles
UTILITIES		Interstate / distance to	1.1 miles
Sewer	City	State Route / distance to Route 8	
Water	City	TERMS	
Gas	Eversource	Lease Rate	\$20.82 PSF Gross
Electric	Eversource Separate breakers		

COMMENTS:

Video tours available at matthewscommercial.com

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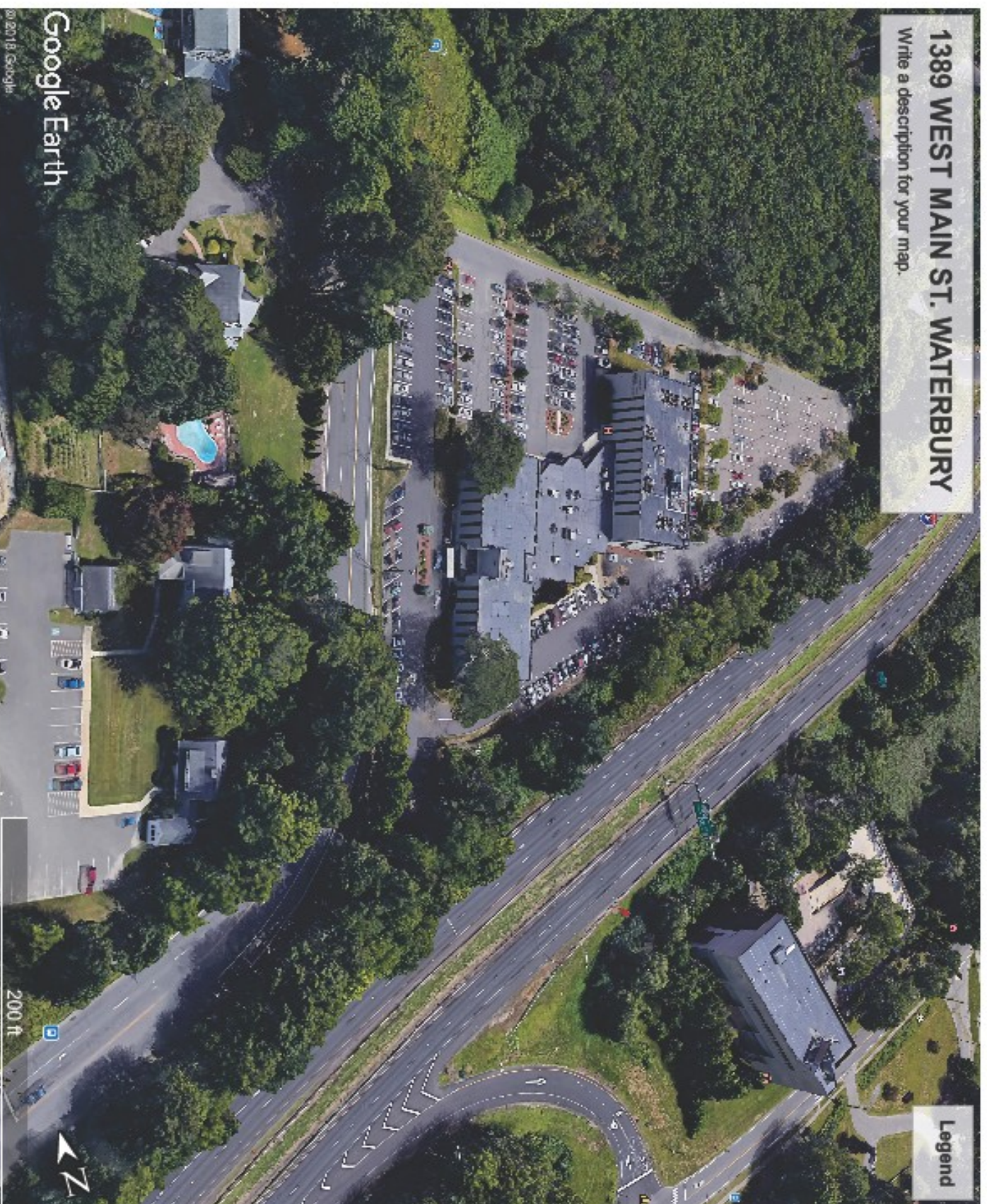
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1389 WEST MAIN ST. WATERBURY

Write a description for your map.

Legend



Google Earth

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200 ft