

# FOR LEASE

**441 Oxford Road  
Oxford, CT 06478**



- **Newly remodeled office spaces in excellent condition**
- **Various sizes available**
  - **2A / 428 s/f / \$15.00 PSF Gross = \$535 per month**
  - **2B / 132 s/f / \$27.27 PSF Gross = \$300 per month**
  - **2C / 132 s/f / \$27.27 PSF Gross = \$300 per month**
  - **3A / 242 s/f / \$9.92 PSF Gross = \$200 per month**
  - **3B / 651 s/f / \$9.22 PSF Gross = \$500 per month**
  - **1 / 1,450 s/f / \$17.00 PSF NNN = \$2,054 per month**



**MATTHEWS COMMERCIAL PROPERTIES LLC.**

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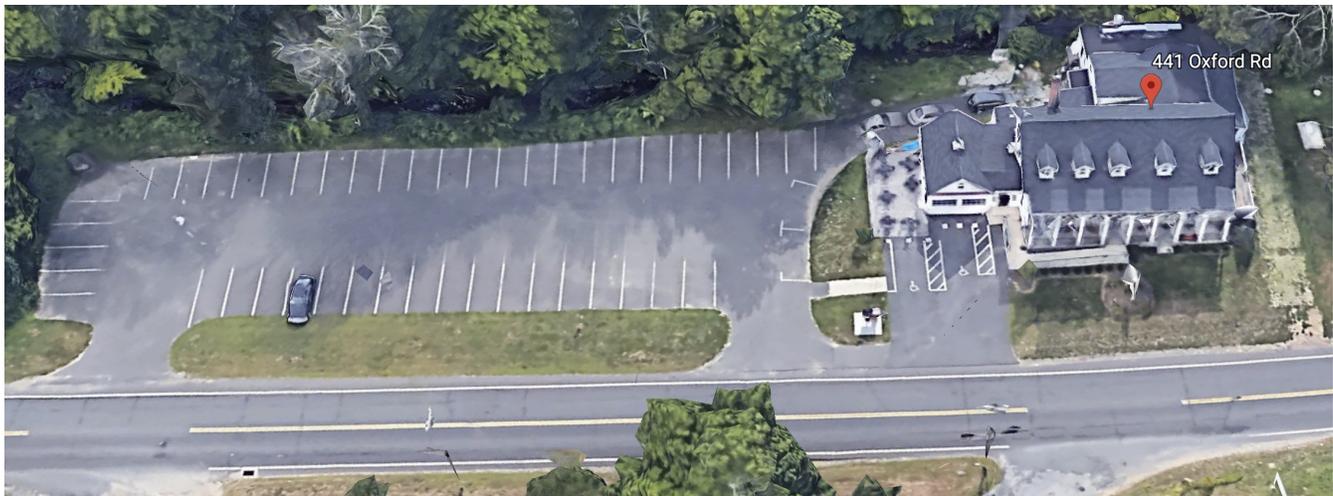
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## PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	441 Oxford Road		
<b>CITY, STATE</b>	Oxford, CT 06478		
<b>BUILDING INFO</b>			
Total S/F	3,173 s/f	<b>MECHANICAL EQUIP</b>	
Number of floors	2.5	Air conditioning	Central
Avail S/F	3,173 s/f	Sprinkler / Type	No
Office space	1,723 s/f	Type of heat	Oil forced air
<b>EXTERIOR CONSTRUCTION</b>		<b>TAXES</b>	
Exterior construction	Vinyl siding	Assessment	
Interior construction		Mill rate	
Ceiling height	10'	Tax	
Roof	Asphalt shingles		
Date built	1795	<b>TERMS</b>	
<b>UTILITIES</b>		Lease rate	2A
Sewer	City		2B
Water	City		2C
Electric	Eversource		3A
			3B
			1
			\$15 PSF Gross = \$535 / mo
			\$27.27 PSF Gross = \$300 / mo
			\$27.27 PSF Gross = \$300 / mo
			\$9.92 PSF Gross = \$200 / mo
			\$9.22 PSF Gross = \$500 / mo
			\$17 PSF Gross = \$2,054 / mo

**COMMENTS:**

The first floor unit can be remodeled by ownership for a tenant depending on the lease term.



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