

# FOR LEASE

**91 Schraffts Drive  
Waterbury, CT 06705**



**11,276 S/F Office Building**

**1,228 S/F Office Space  
1st floor**

**Waiting room / conference room**

**Reception area / kitchenette**

**4 offices / bathroom**

**Close to I-84**

**Asking: \$11.75 PSF Gross plus utilities**



**MATTHEWS COMMERCIAL PROPERTIES LLC.**

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**91 Schraffts Drive  
Waterbury, CT**

**Currently Available:**      **1st Floor**      **1,228 s/f**  
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**Exterior:**                      **Brick**  
**Interior:**                      **Finished**  
**Elevator:**                      **Yes**  
**Ceiling height:**              **9'**  
**Roof:**                              **Rubber**

**Sewer / water:**              **Yes / City / City**  
**Gas:**                              **Yes**  
**A/C:**                              **Central**  
**Type of heat:**                **Hot Air**

**Parking:**                      **56 vehicles**  
**Interstate/distance to:**    **I-84 / 0.25 mile**  
**State Route / distance to:** **Route 8 / 3.5 miles**

**Lease rate:**            **\$11.75 PSF Gross plus utilities**

**Well maintained office suites available on the East End of Waterbury.  
Excellent access to I-84 Exit 25.  
Price is right!**





