

# FOR LEASE

## 255 Bank Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES

### PROFESSIONAL OFFICE BUILDING DOWNTOWN WATERBURY



### Class “A” Office Space

- Free-standing office building with underground and on-site parking - 46 vehicles
- Located in the Central Business District
- Unit 3B - 3,871 RSF - Available October 2024
- Beautifully Built Out Office Space Suitable for Attorneys, Insurance or other Professionals seeking Exquisite Office Finishes!
- \$19.00 PSF Gross plus Utilities

EXCLUSIVELY LISTED BY:

GERRY D. MATTHEWS

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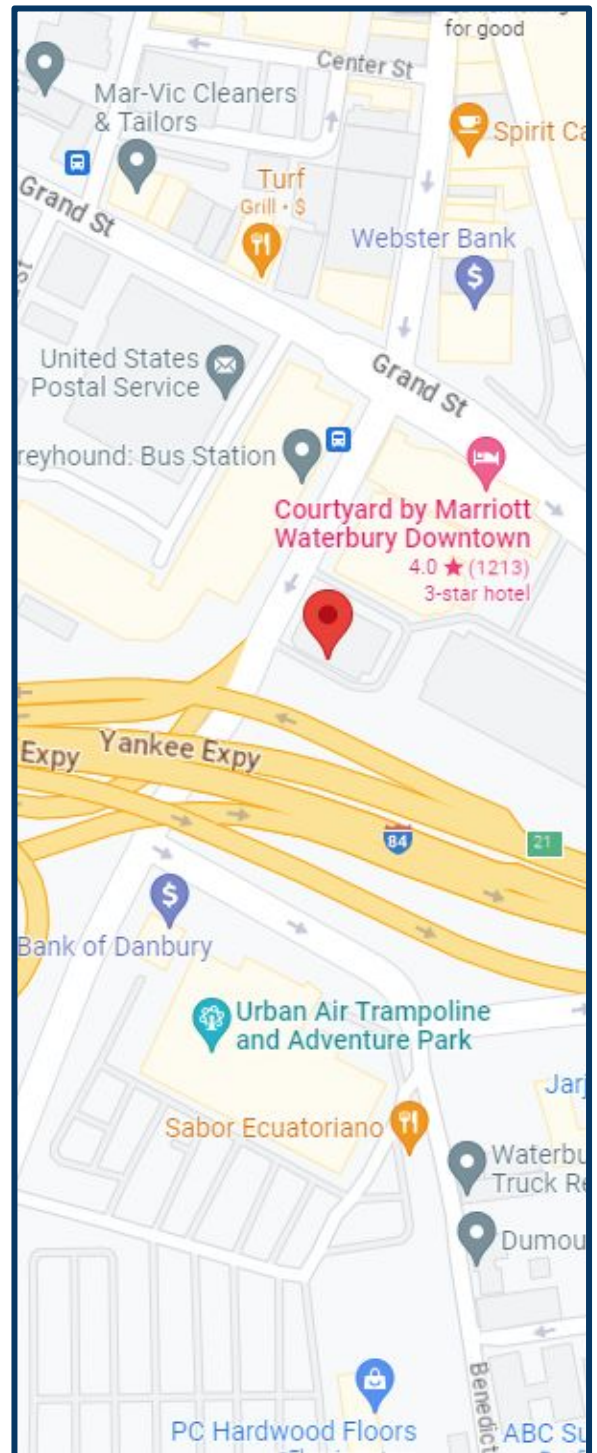
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Total Available SF	3,871 RSF
Unit 3B	3,871 RSF
Roof	Composite
Stories	4
Exterior Construction	Brick, Solid
Interior Construction	Finished
Year Built	1986
Elevator	Yes
HVAC	Yes
Sprinklers	Yes
Electric	Eversource
Gas	Eversource
Heat	Gas / Forced Air
Water	City
Zoning	CBD
Total Acres	0.62
Lease Rate	\$19.00 Gross plus Utilities



CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

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MATTHEWS COMMERCIAL PROPERTIES

Suites 3B

3,871 RSF Available



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