

FOR LEASE

680 Main St., Watertown, CT



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present the availability of professional office space located in the center of Watertown. This well-maintained office building is easy to access and has a large parking lot as well as 5,424 SF of covered parking.

PROPERTY FEATURES

- 3rd Floor- Unit 1: **4,810 SF+/- Subdividable to about 2,400 SF+/-**
 - Reception. 5 Private Offices. 1 Conference Room. 1 Bathroom.
 - Elevator Access
 - Asking \$16 PSF Gross + Utilities / \$6,413.33 Per Month + Utilities

GERRY D. MATTHEWS
203-753-5800
matthewscre@gmail.com

NOAH D. MATTHEWS
203-721-3337
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MATTHEWS COMMERCIAL PROPERTIES

BUILDING

| | |
|-----------------------|--|
| Total SF | 28,380 SF +/- |
| Total Available SF | 4,810 SF +/- |
| Exterior Construction | Wood Frame / Clapboard Asphalt / Shingle Roof |
| Interior Construction | Drywall. Carpet. |
| Year Built | 1989 |
| Ceiling Height | 10' |
| Elevator | Yes |
| Parking | Large Parking Lot 5,424 SF Covered Parking |
| Zoning | BC |

PROPERTY

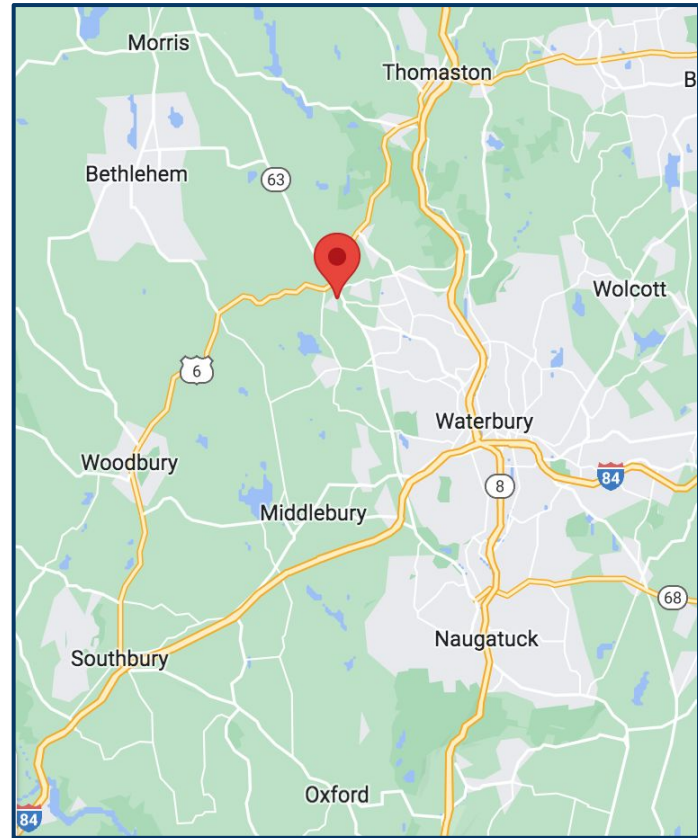
| | |
|--------------------------------|-----------------------------------|
| Lot Size | 2.5 Acres |
| Distance to RT-8 & RT-6 & I-84 | 4.5 Miles & 0.5 Miles & 5.9 Miles |

MECHANICALS & UTILITIES

| | |
|-------------------|-------------|
| Heat Source/ Type | Natural Gas |
| Electric | Eversource |
| Sewer | City |
| Water | City |

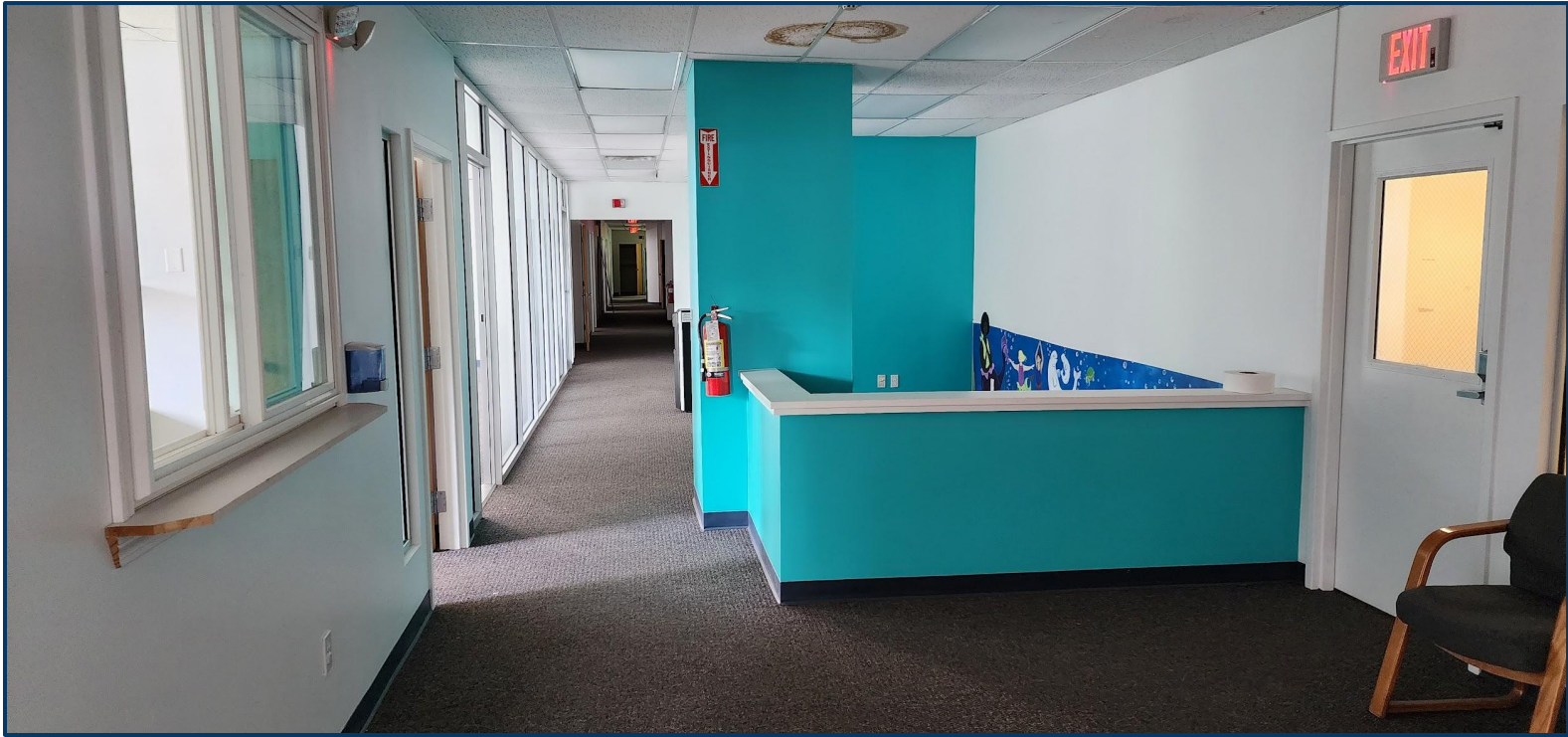
TAXES

| | |
|-----------|--------|
| TAXES PSF | \$1.83 |
|-----------|--------|



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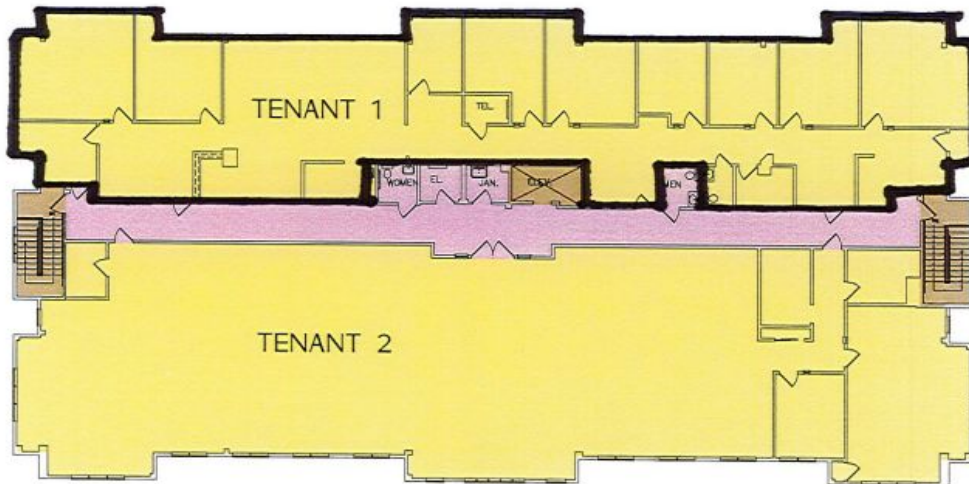
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TENANT 1 - 4,810 SF

Entire space 4810 RSF



③ THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

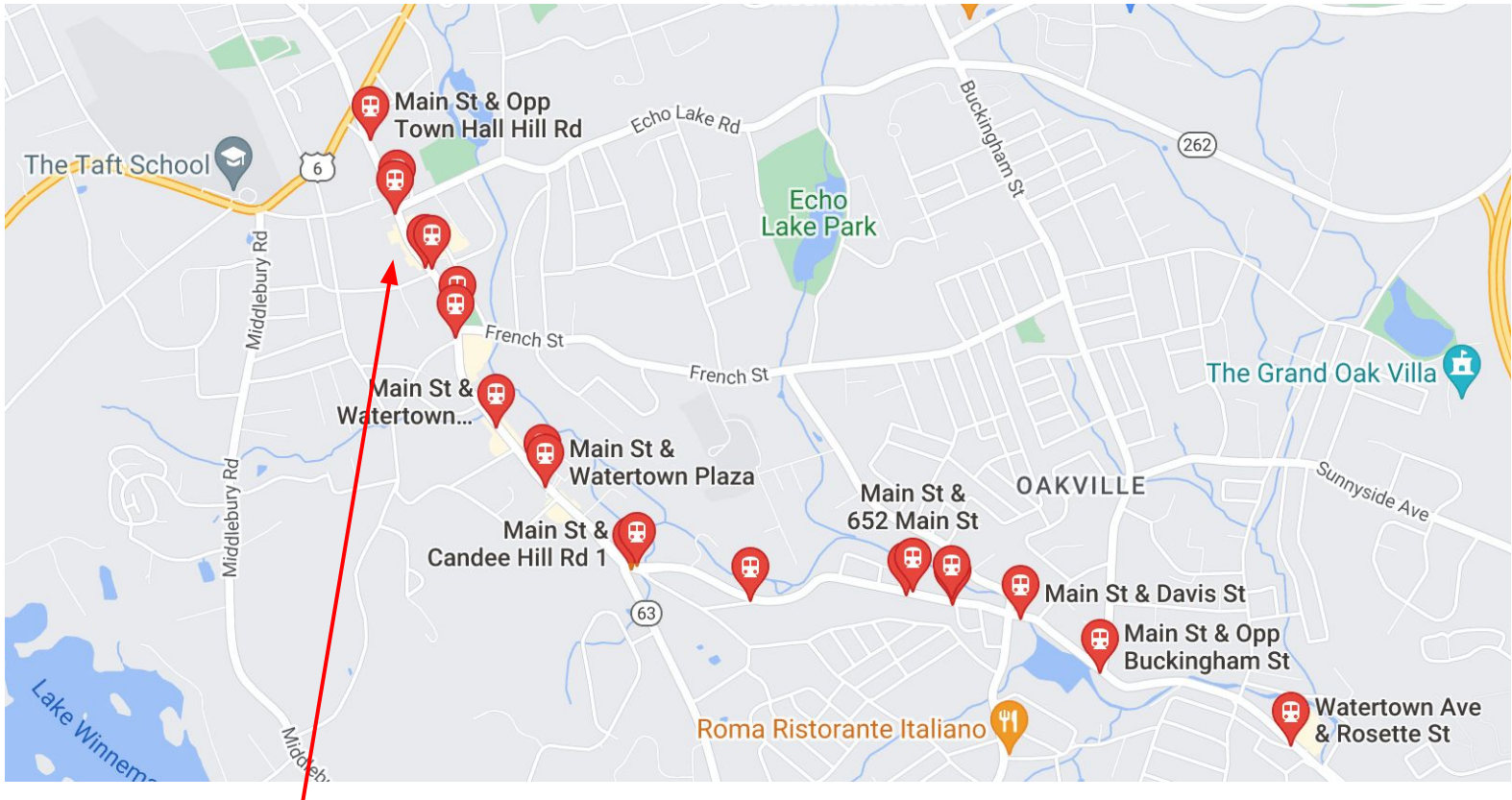
THIRD FLOOR PLAN

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Bus Line - Watertown, CT



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