

FOR LEASE

83 Bank St., 3rd Floor East, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties presents an opportunity to lease professional office space downtown Waterbury. This unit has been recently updated with fresh paint and new carpeting, and includes some nice new furniture if desired.

PROPERTY FEATURES

- 3,436 SF +/- Modern Office Space
- 10 Private Offices
- Conference Room
- Reception Area
- Great Downtown Location Close to the Court House
- Immediate Access to I-84

LEASE RATE

- \$7.50 PSF Gross + Utilities
- \$2,147.50 Per Month + Utilities
- Landlord Pays Water / Sewer

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

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

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BUILDING

Total Available SF	3,436 SF+/- on 3rd Floor
Exterior Construction	Stone / Brick
Roof	Rubber
Interior Construction	Drywall / Carpet
Year Built	1955
Ceiling Height	8'
Parking	Street or Municipal Garage
Zoning	CBD

PROPERTY

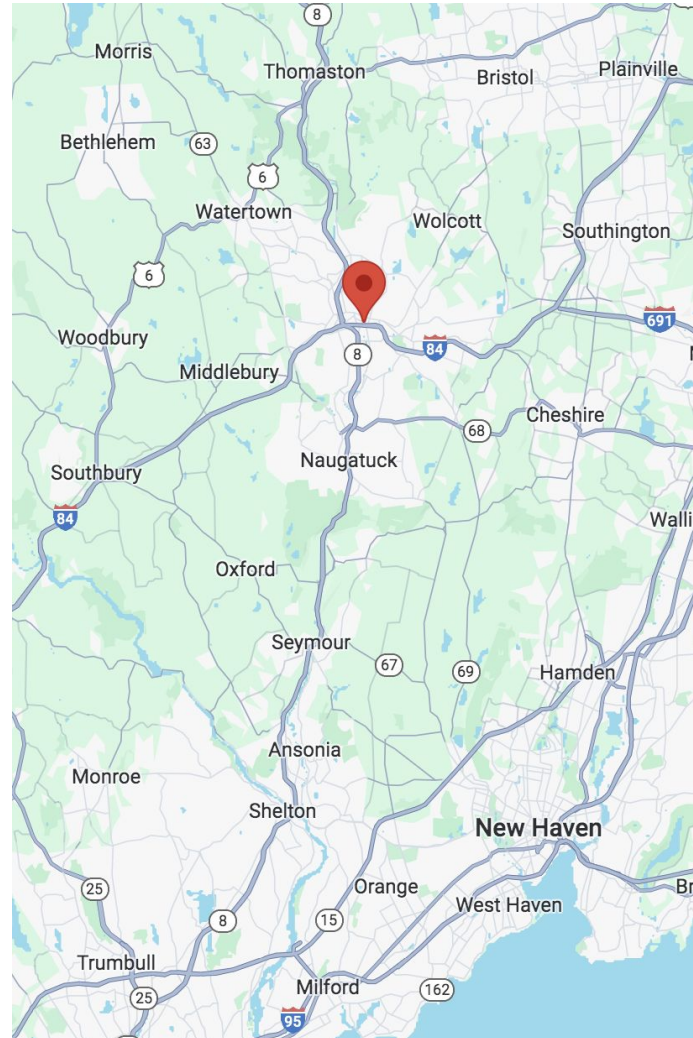
Lot Size	15.45 Acres
Distance to RT-9 & RT-2	7.3 Miles & 7.7 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Electric - Heat Pumps
Electric	Eversource
Sewer	City
Water	City
Sprinkler	100% Wet

TAXES

TAXES PSF	\$2.55 PSF
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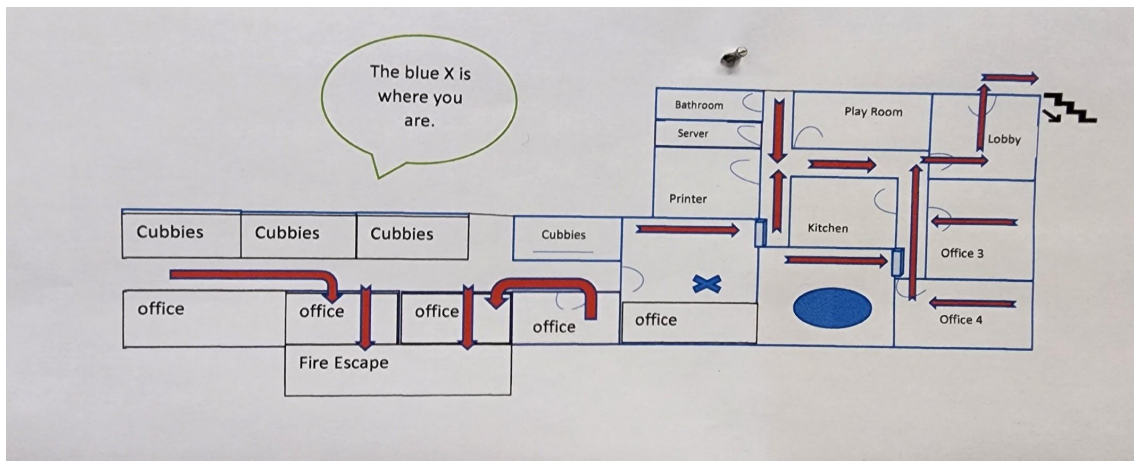
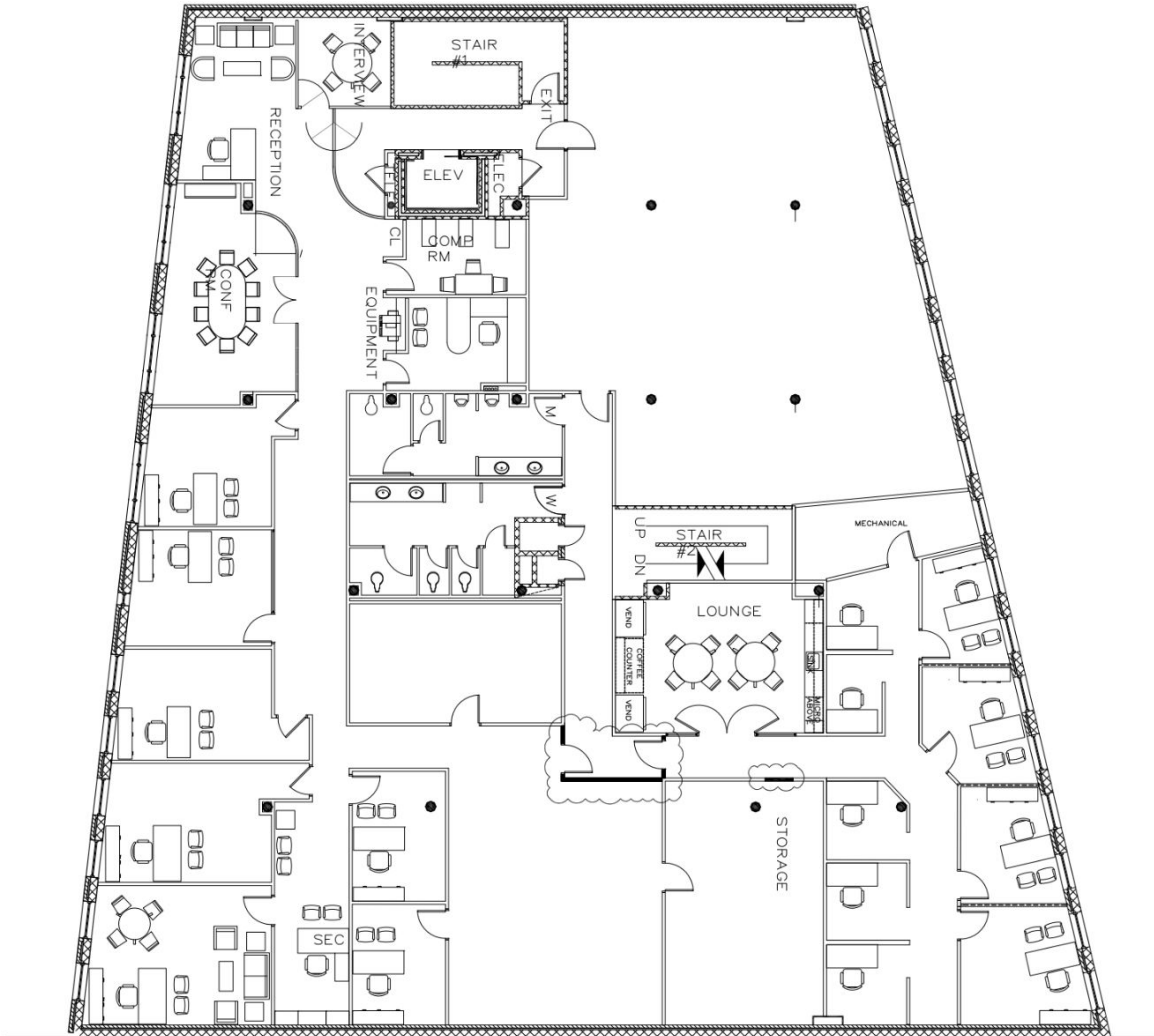
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[Video Tour - 83 Bank St., Waterbury](#)

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