

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 1B 3,446 SF +/-
- Unit 3B 3,871 SF +/-
- Beautifully Built Out Office Space Suitable for Attorneys, Insurance or other Professionals seeking Exquisite Office Finishes!
- \$19.95 PSF Gross plus Utilities

EXCLUSIVELY LISTED BY:

GERRY D. MATTHEWS

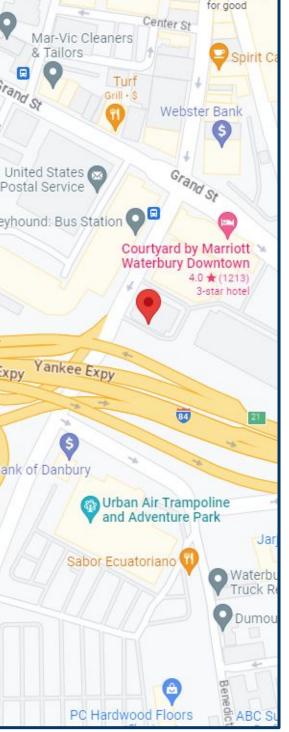
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MATTHEWS COMMERCIAL PROPERTIES / matthewscommercial.com

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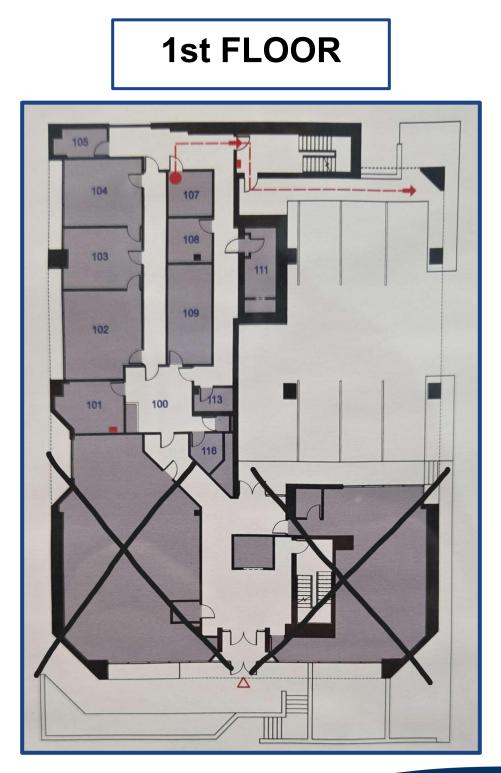
Iotal Available Sr	7,317 SF
Roof	Composite
Stories	4
Exterior Construction	Brick, Solid
Interior Construction	Finished
Year Built	1986
Elevator	Yes
HVAC	Yes
Sprinklers	Yes
Electric	Eversource
Gas	Eversource
Heat	Gas / Forced Air
Water	City
Zoning	CBD
Total Acres	0.62
Lease Rate	\$19.95 Gross plus Utilities

FOR LEASE







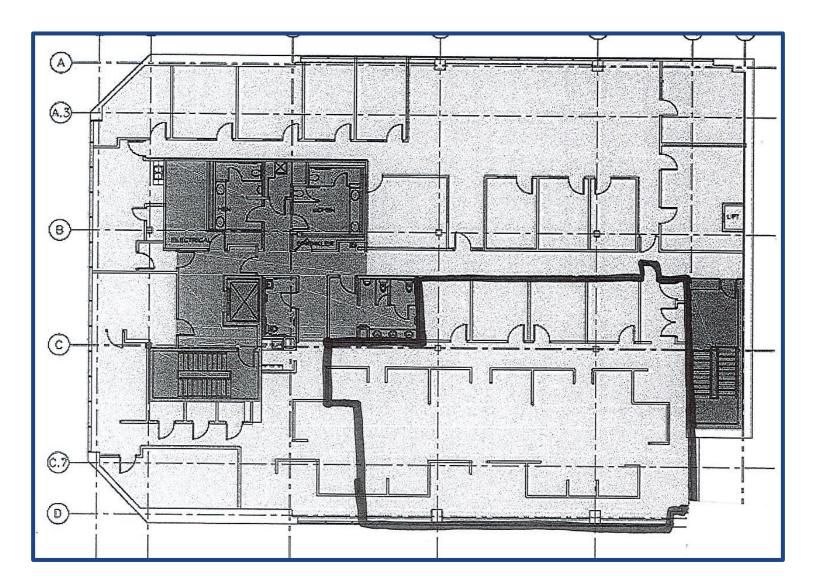


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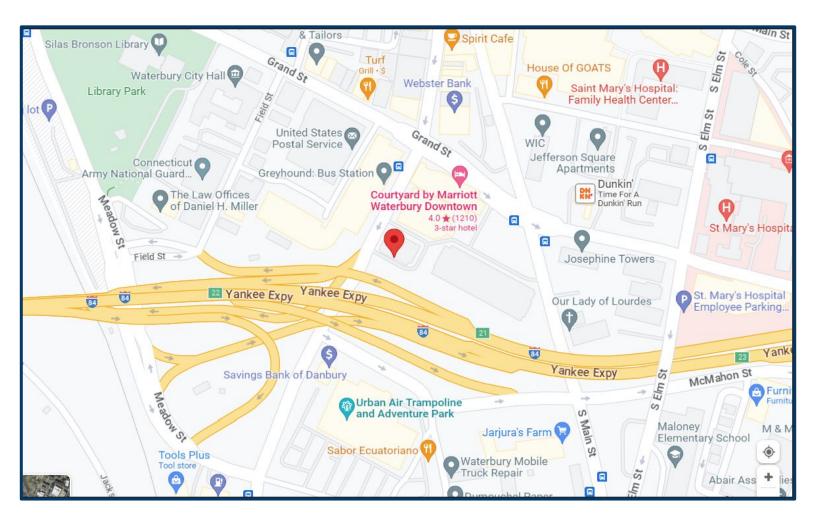
3rd FLOOR



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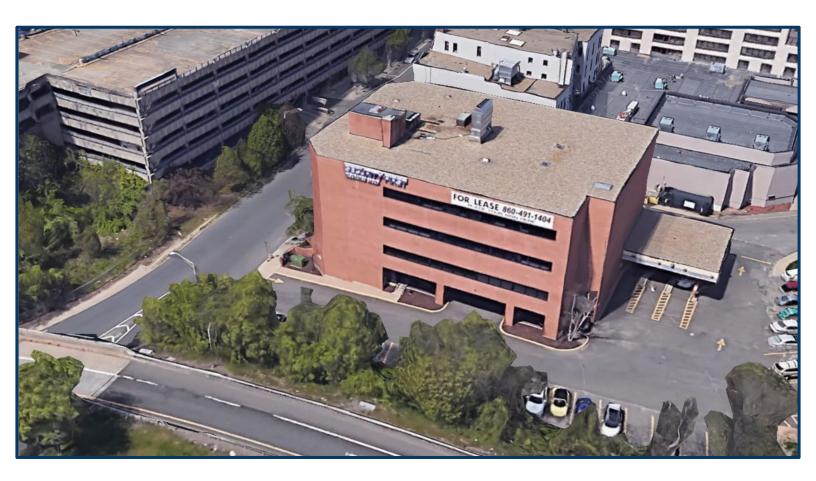




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