

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 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

matthewscre@gmail.com / 203.753.5800

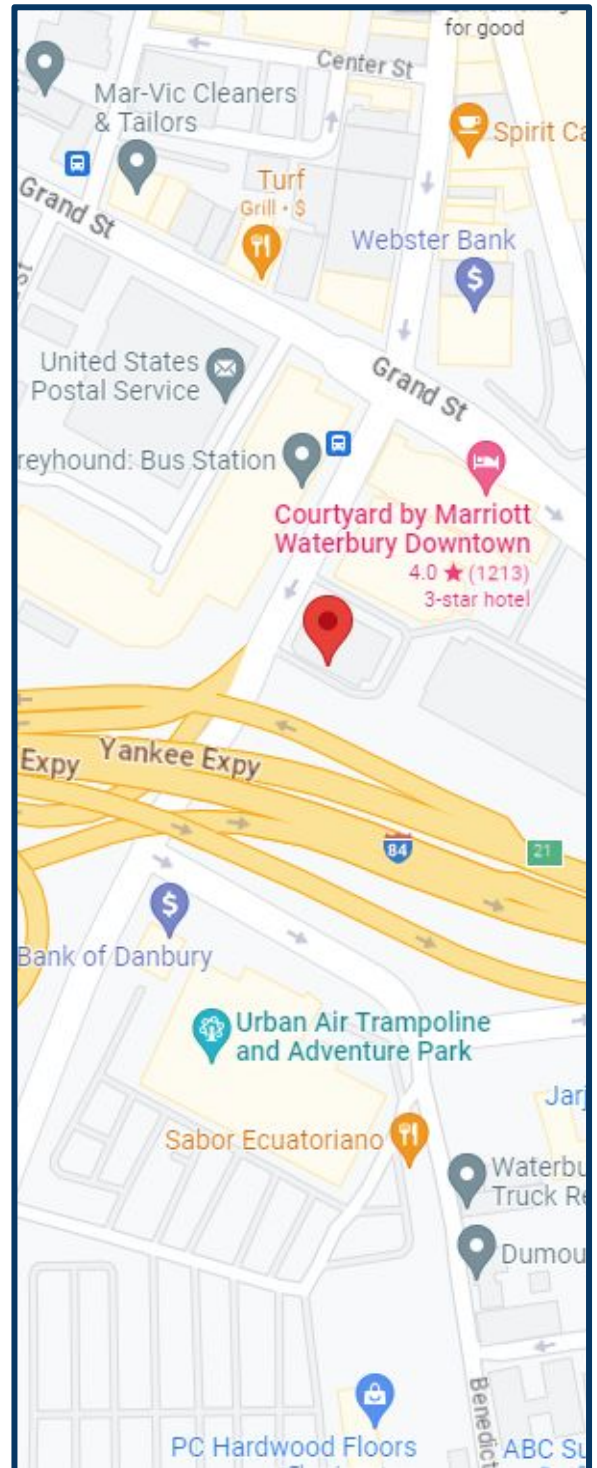
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Total Available SF	7,317 SF
Roof	Composite
Stories	4
Exterior Construction	Brick, Solid
Interior Construction	Finished
Year Built	1986
Elevator	Yes
HVAC	Yes
Sprinklers	Yes
Electric	Eversource
Gas	Eversource
Heat	Gas / Forced Air
Water	City
Zoning	CBD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



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819 Straits Tpke, Suite 3B
Middlebury, CT 06762
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1st FLOOR



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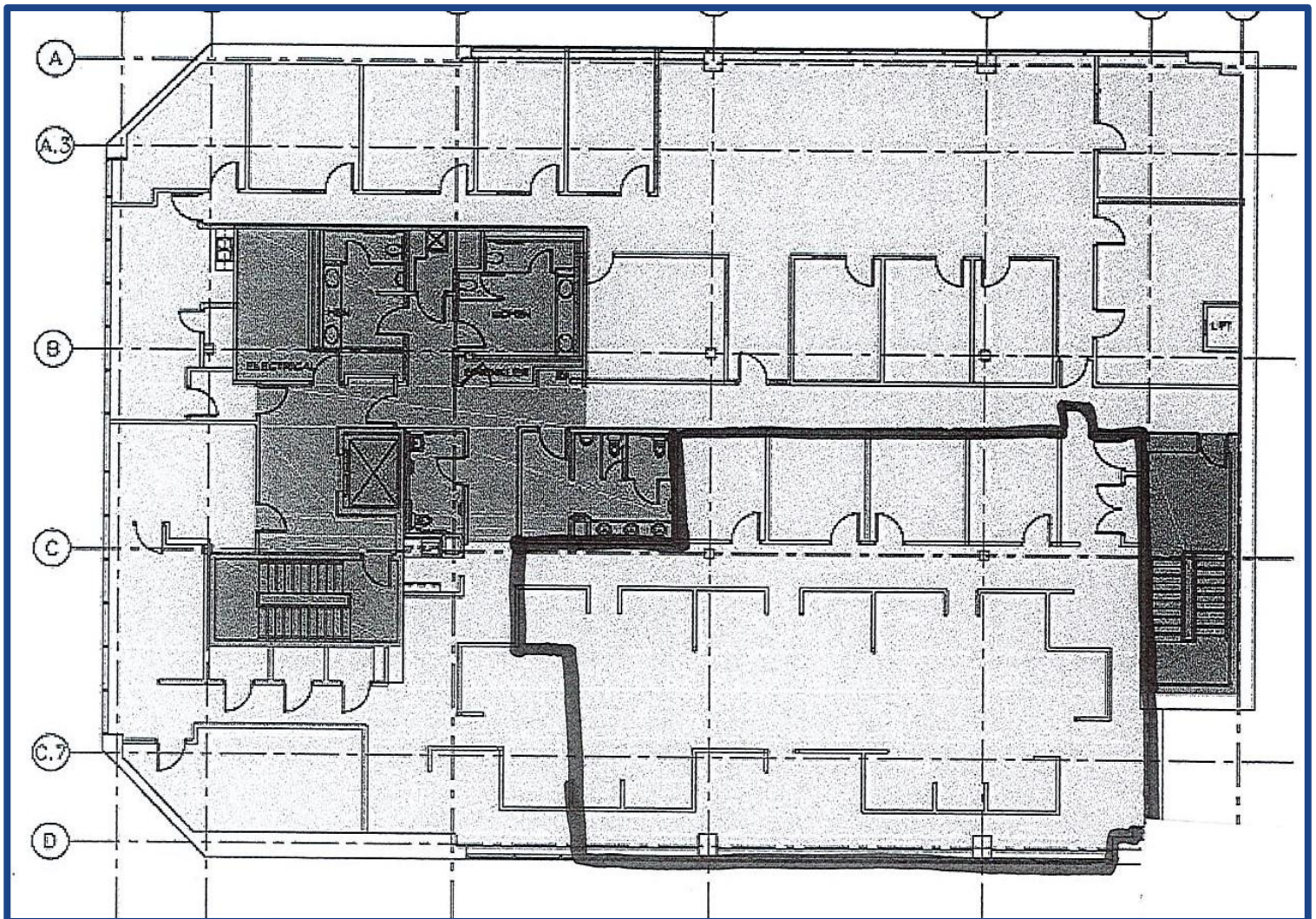
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3rd FLOOR



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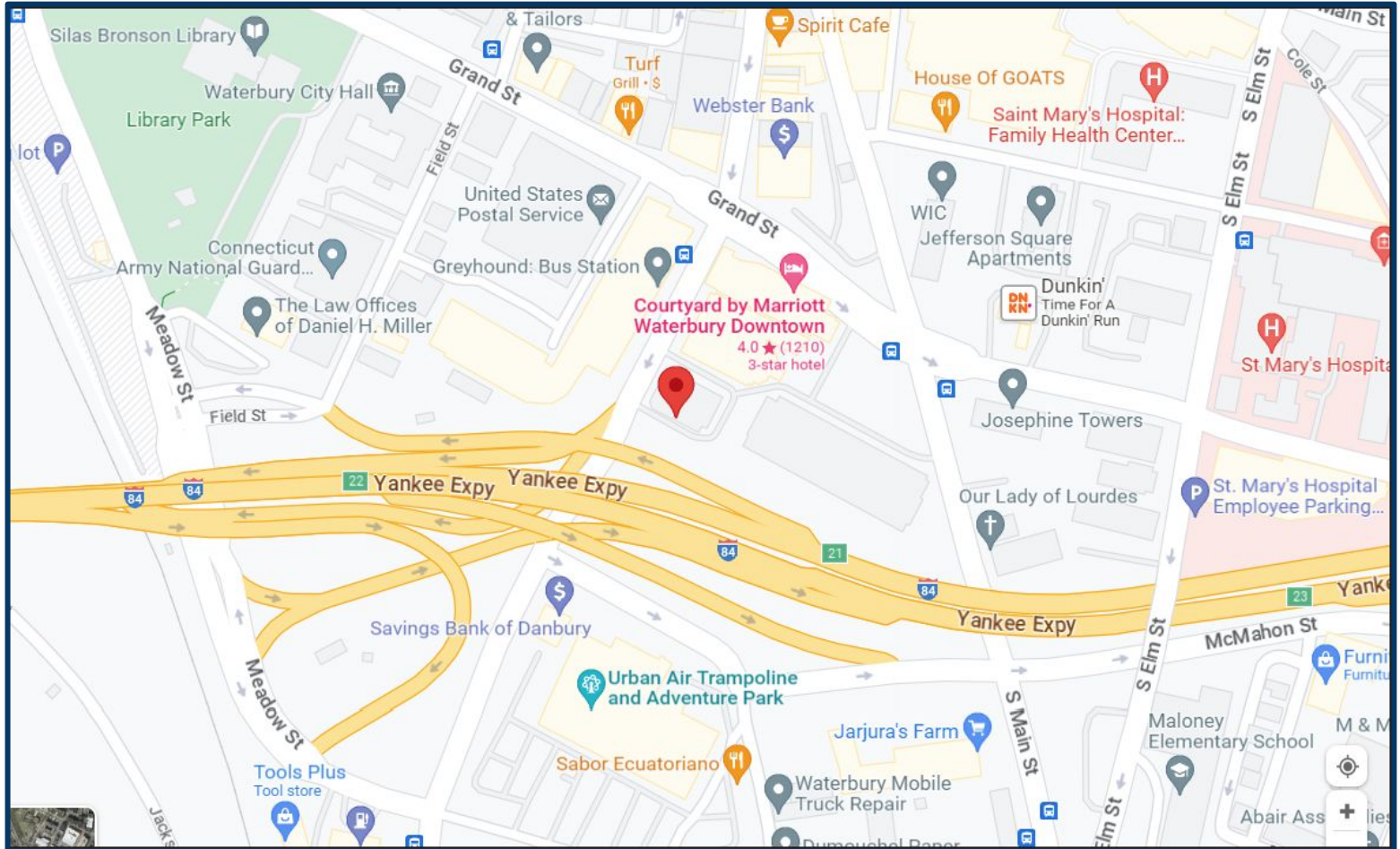
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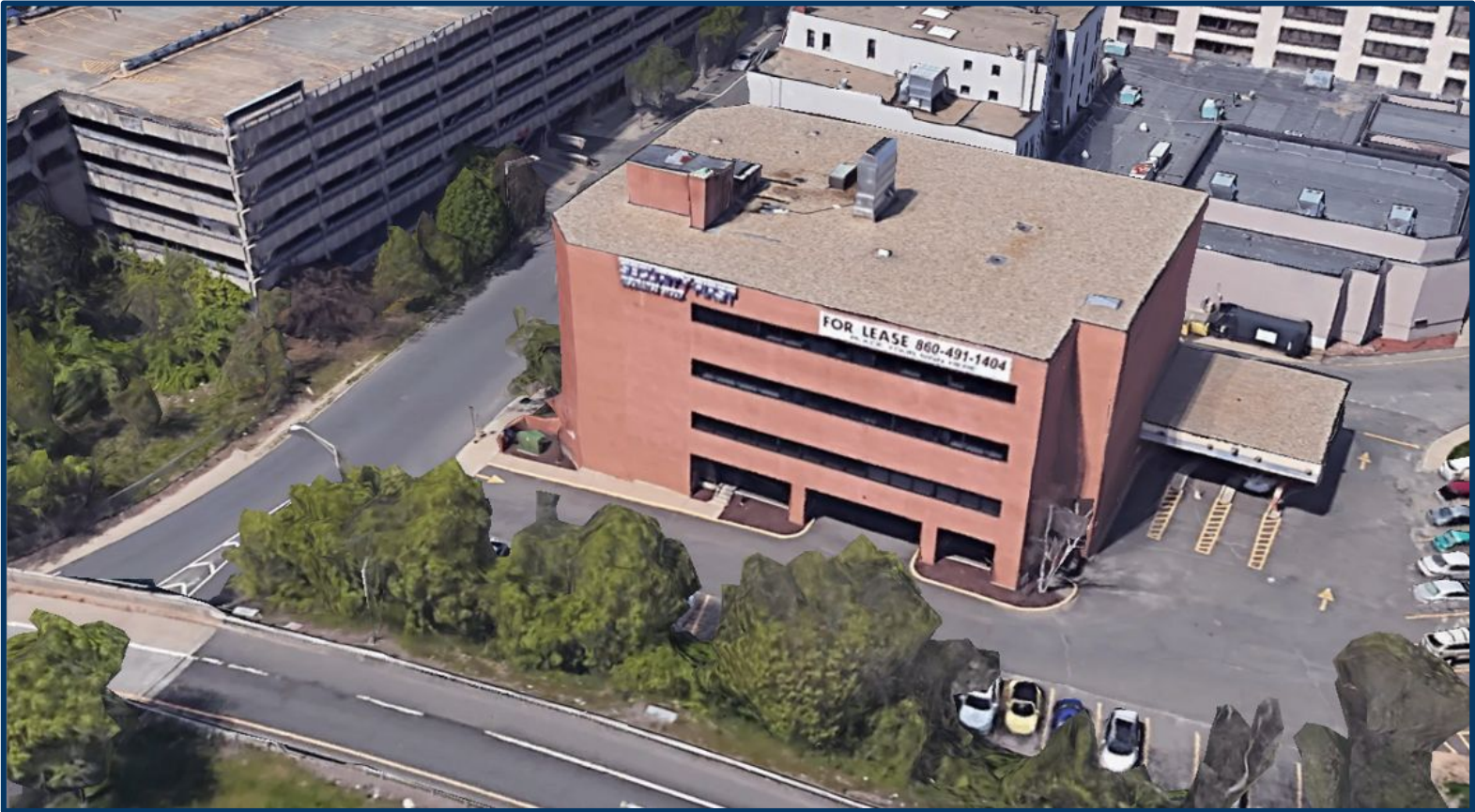
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