

FOR LEASE

800 Main Street South, Southbury, CT 06488

MATTHEWS COMMERCIAL PROPERTIES



PROFESSIONAL / OFFICE / MEDICAL BUILDING

- 60,000 SF +/- Professional Office Building suitable for Office and Medical Use
- Office Suites range from 1,302 - 7,131 SF +/-
- Conveniently located near the US Post Office Southbury Green
- Excellent access to I-84 - Exit 14
- Great On-Site Parking
- Competitively Priced at \$16.95 - \$18.95 PSF Gross plus Utilities

Contact:

GERRY MATTHEWS / matthewscre@gmail.com / 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES
819 Straits Tpke, Suite 3B, Middlebury, CT 06762
matthewscommercial.com

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BUILDING INFO

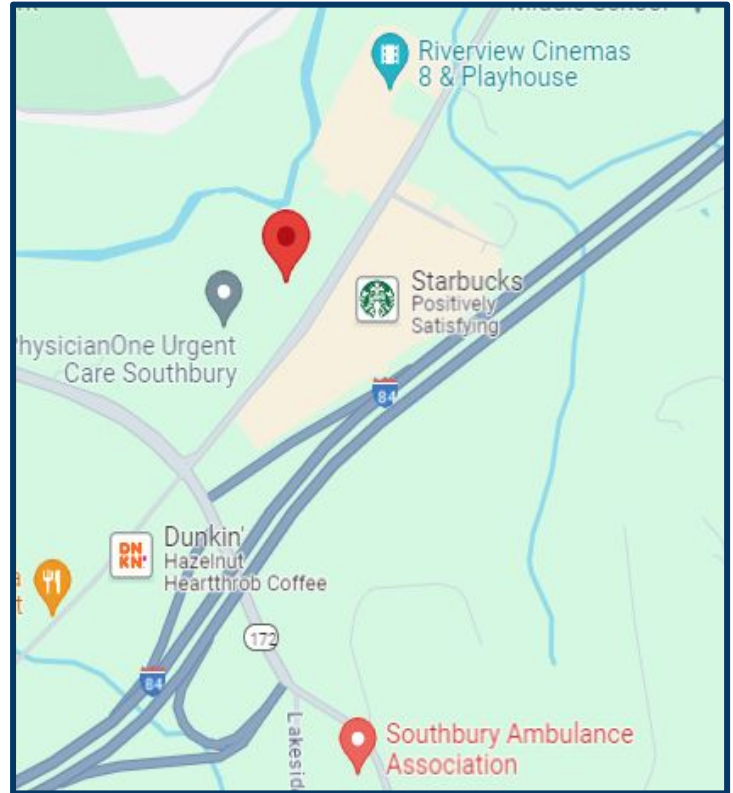
Total Available SF	53,011 SF+/-
Number of Floors	2
Ceiling Height	10'
Roof	Rubber
Interior Construction	Sheetrock
Exterior Construction	Brick
Parking	Excellent
Zoning	Commercial

PROPERTY

Distance to I-84	¼ mile - Exit 14
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MECHANICALS & UTILITIES

Electric	Eversource
Gas	Eversource
Sewer	Septic
Water	Town
Air Conditioning	Central
Type of Heat	Forced Hot Air
Elevator	Yes
Lease Rate	\$16.95 - 18.95 PSF Gross plus Utilities



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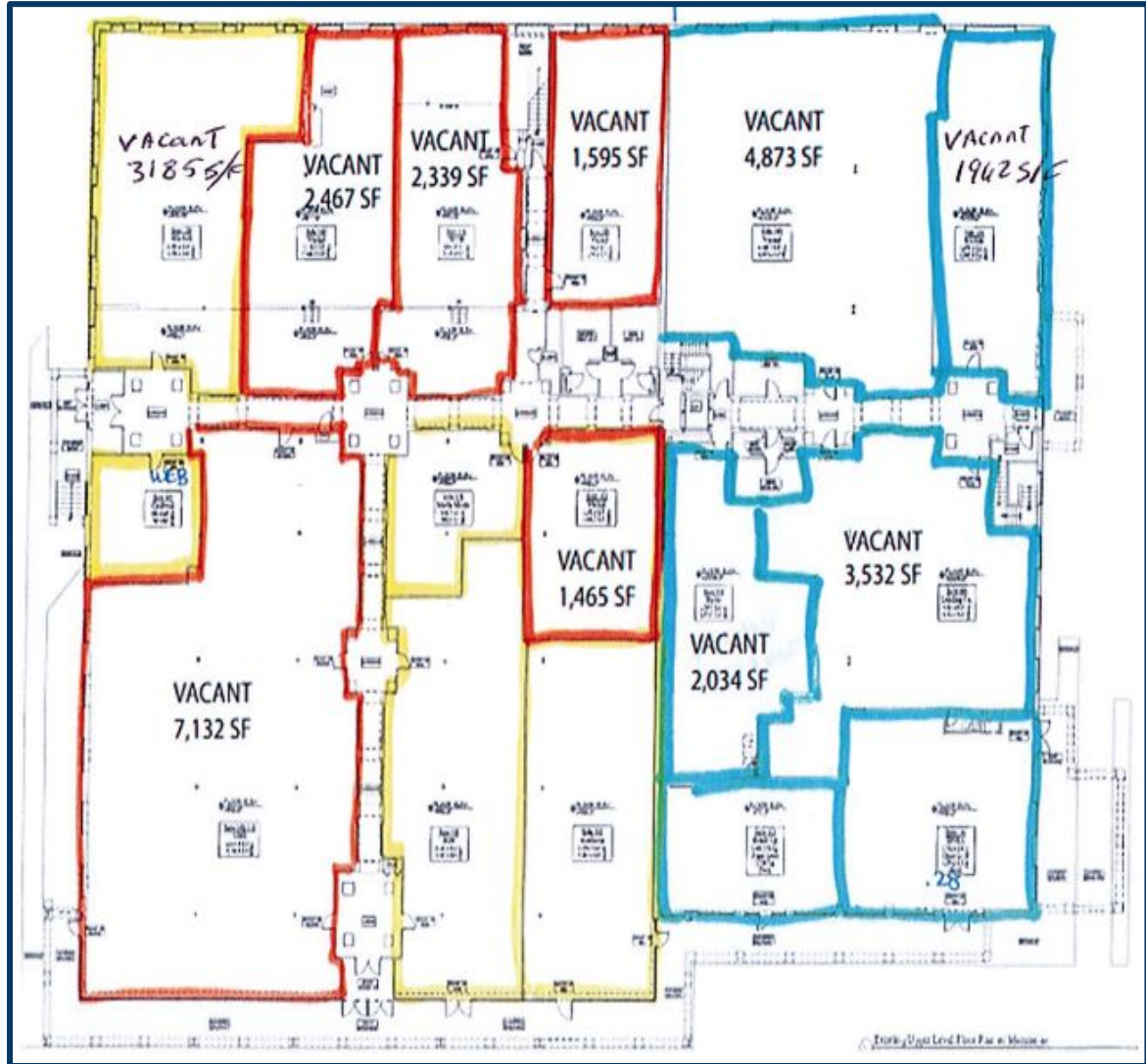
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SUITE #	RSF
102	7,131
120	3,185
122	2,467
124	2,339
210	4,873
215	1,962
218	2,034
225	3,531
L-1	1,302
L-3	2,147
L-2 / L-4	6,989



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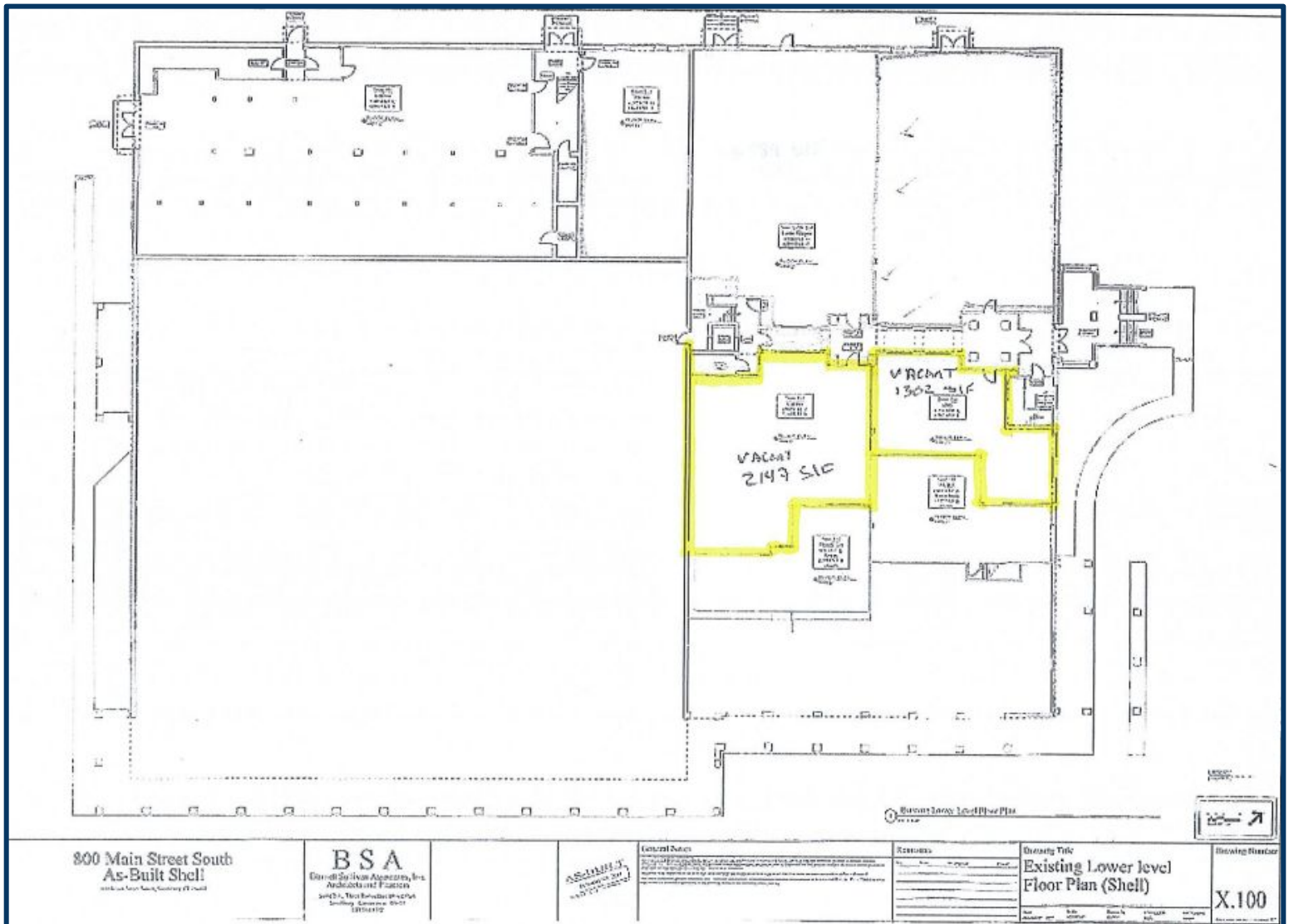
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LOWER LEVEL	
L-1	1,302
L-3	2,147



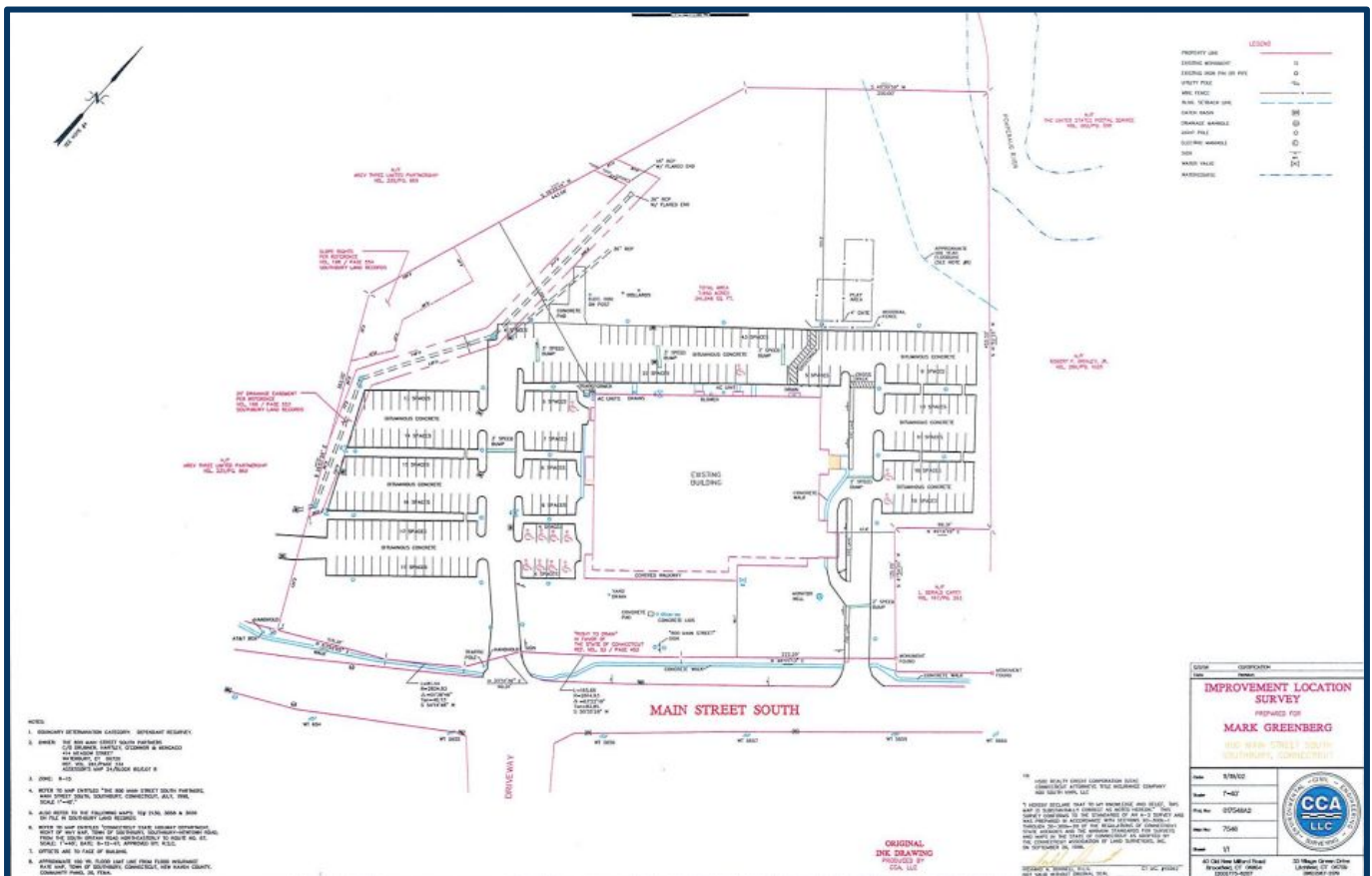
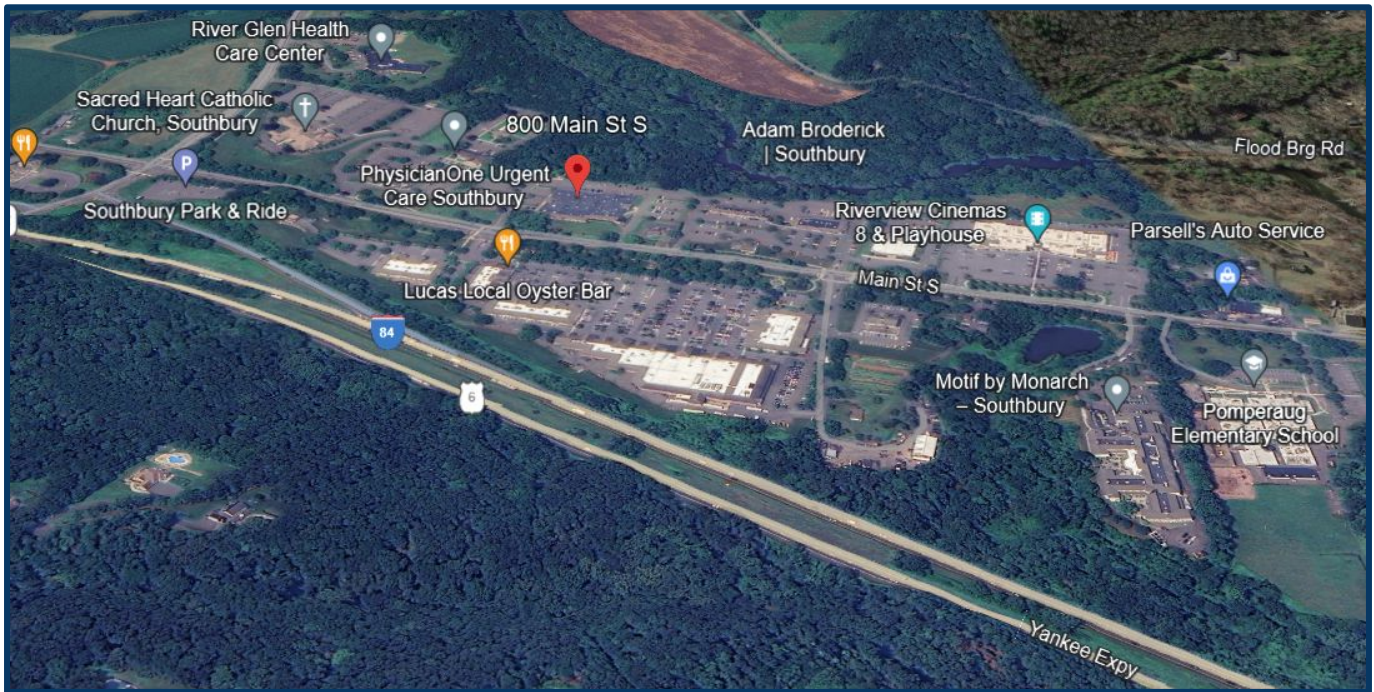
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