

FOR LEASE

228 Meadow St., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present professional office space available for lease at 228 Meadow St., Waterbury, CT. This highly visible building is well positioned at the intersection of I-84 and RT-8, with easy access to a private parking lot. The Waterbury Train Station is across the street and the property is close to Library Park. The building is being renovated with new flooring and fresh paint. This is ideal space for any professional or medical office use.

PROPERTY FEATURES

- Suite 201- 2,300 SF +/-
 - Waiting Area / Reception Office
 - 7 Large Private Offices & Conference Room
 - Private Bathroom
 - Asking \$14 PSF Gross + Utilities = \$2,683.33 Per Month
- Suite A- 1,600 SF +/-
 - Reception Area
 - 6 Private Offices & Conference Room
 - Asking \$12 PSF Gross + Utilities = \$1,600 Per Month

NOAH MATTHEWS 203-721-3337
ALEX MARTI 860-921-3171
OFFICE: 203-753-5800
matthewsnoah@gmail.com
alexmarticre@gmail.com

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BUILDING

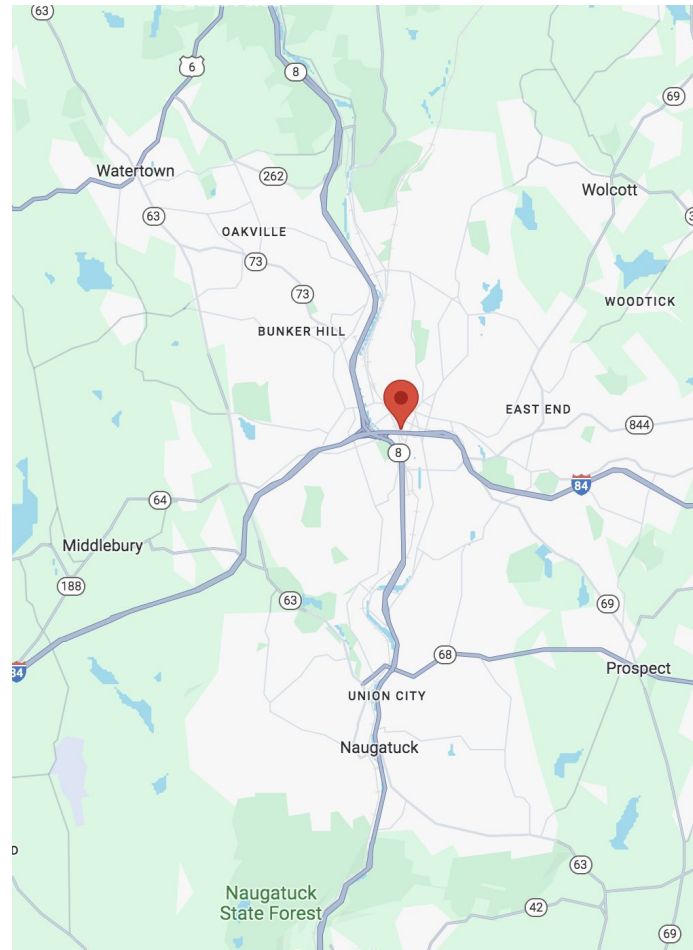
Total SF	20,160 SF +/-
Total Available SF	Suite 201- 2,300 SF Suite A- 1,600 SF
Exterior Construction	Stucco / Asphalt Roof
Interior Construction	Drywall/ Sheetrock/ Vinyl
Year Built	2008
Ceiling Height	8'
Parking	Large Parking Lot
Zoning	CBD

PROPERTY

Lot Size	0.21 Acres
Distance to I-84 & RT-8	0.5 & 0.7

MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
A/C	100% Central
Electric	Eversource
Sewer	City
Water	City



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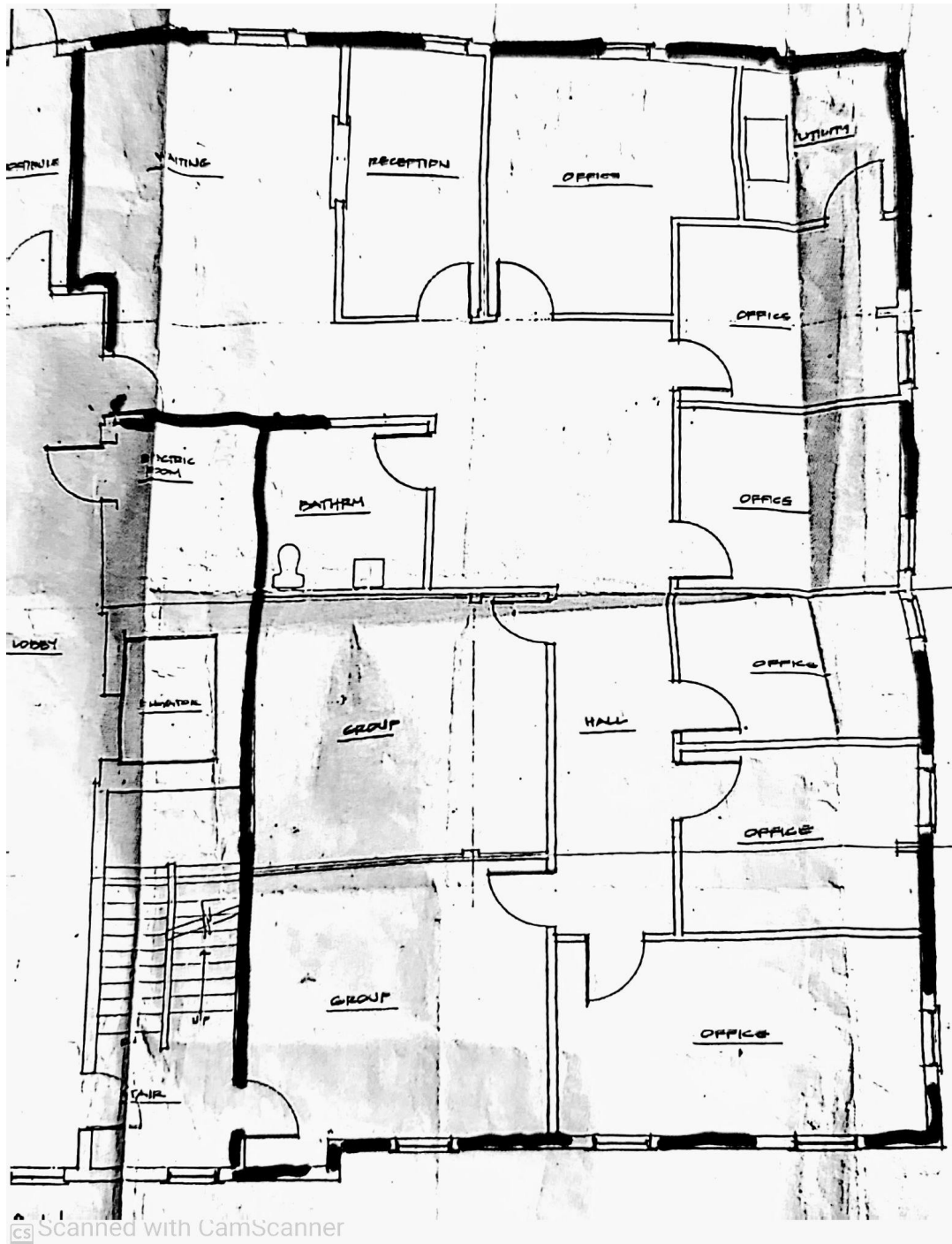
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Suite 201



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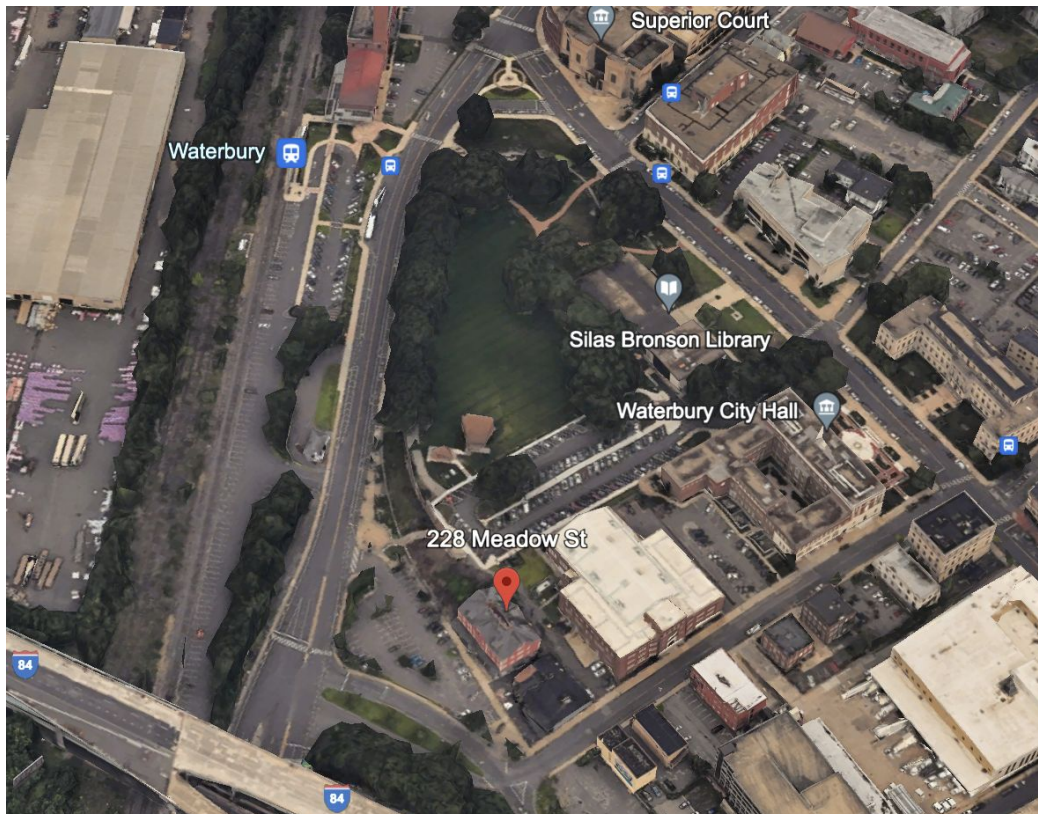
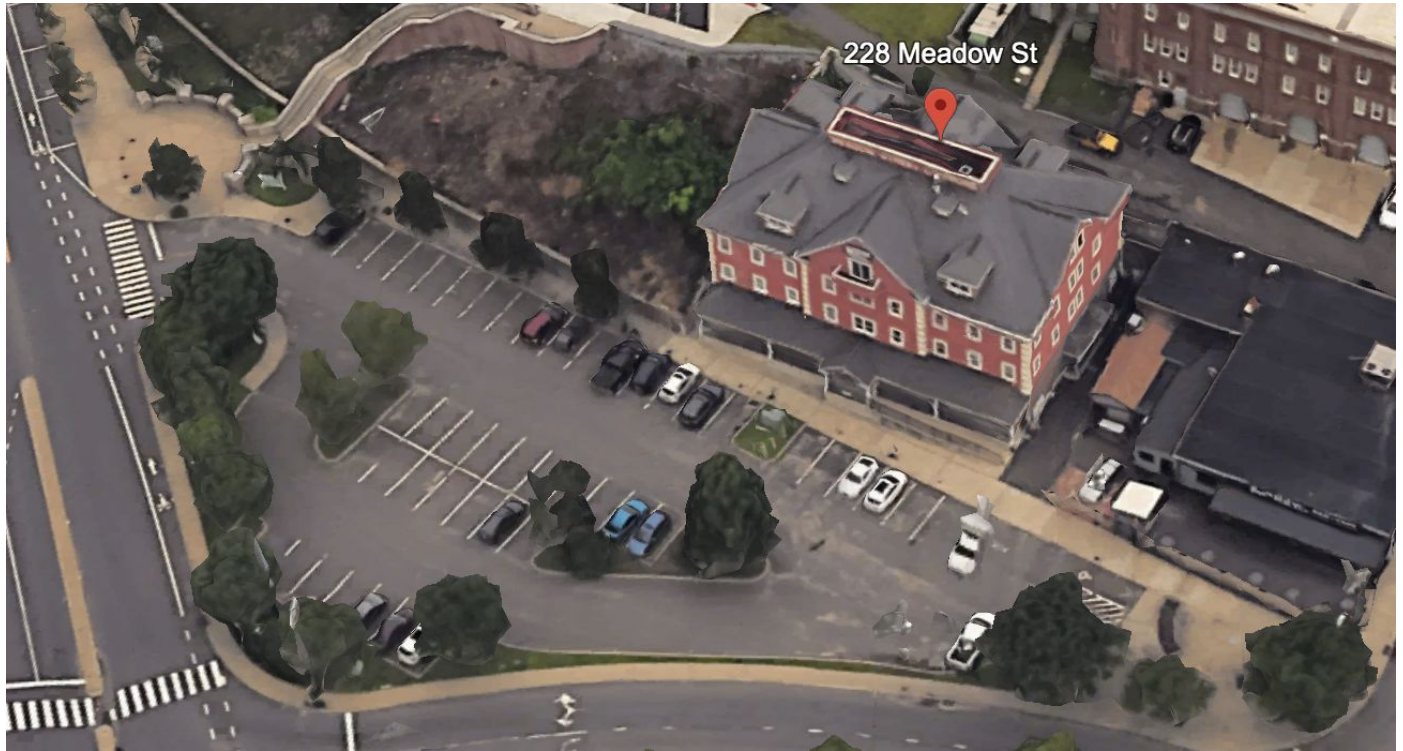
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