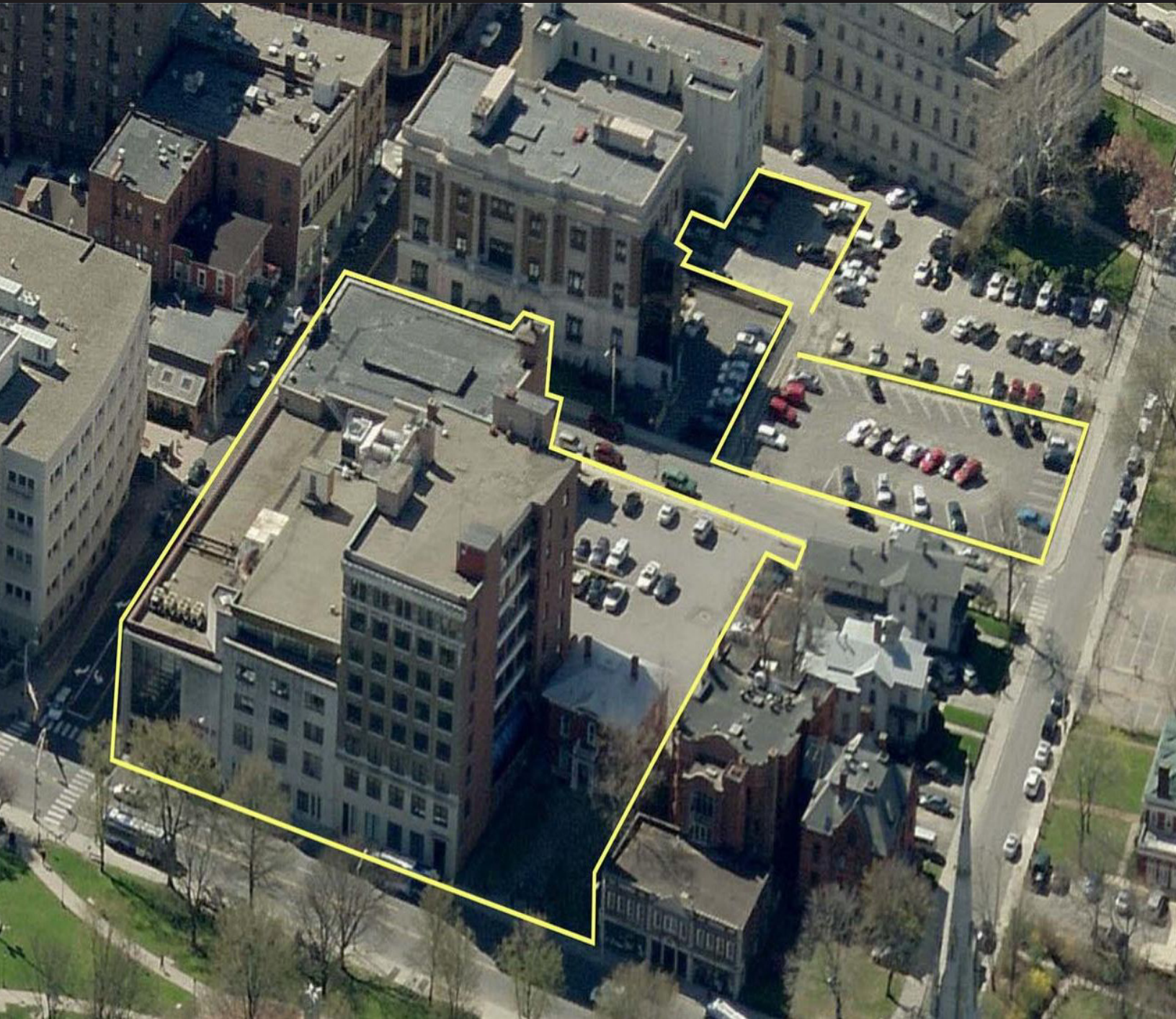


81-119

WEST MAIN STREET | WATERBURY CT

AN VALUE-ADD OFFICE OPPORTUNITY



EXCLUSIVE OFFERING MEMORANDUM



81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY



Rendering of West Main Street

WATERBURY COMMONS

180,000+/- SF SIGNATURE OFFICE FACILITY

Located in the Central Business District, offers an investor the opportunity to develop the most prominent corner on the Waterbury Green.

The property, which will be delivered vacant, consists of five buildings, four of which are contiguous, and six surface parking lots:

81-111 West Main Street are four contiguous buildings spanning the block, encompassed by West Main and Leavenworth Streets and Kendrick Avenue. The buildings were constructed in the early 1900's and have gone through extensive renovations, most notably in the mid 1980's.

119 West Main Street is an adjacent, approximately 3,500 square foot historic building formerly known as the Mattatuck Museum.

SITE INFORMATION

Address	81-119 West Main Street, Waterbury, CT 06702
Land Area	1.56 acres (+ lots)
Total GBA	180,000± SF
Occupancy	None
Zoning	CBD
Water & Sewer	City of Waterbury
Electric	Eversource
Gas	Yankee Gas
Parking	175 spaces in surface lots
Year Built/ Renovated	1911/1984
Data	AT&T to the building

CONSTRUCTION DETAIL

Construction	Steel, concrete, brick
Foundation	Concrete
Exterior Walls	Concrete, brick
Roofing	Rubber membrane, partially with ballast
Elevators	6 passenger elevators
Fire Protection/ Life Safety	Wet sprinklers, pull stations, fire pump

CONTACT OUR BROKER
FOR MORE INFORMATION:

DAN SHAPIRO

O: 646.928.5434

M: 917.519.8981

DShapiro@Ksrny.com

81-119 WEST MAIN STREET | WATERBURY CT 06702

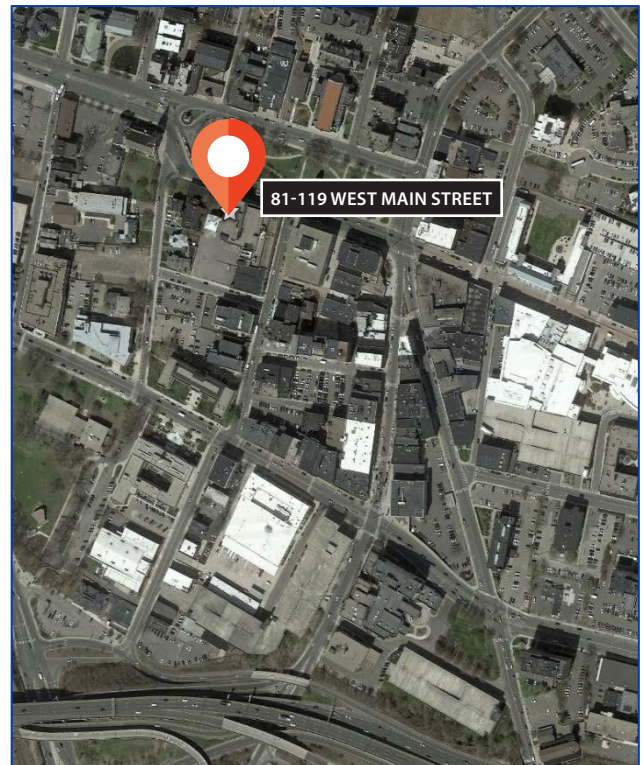
EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

INVESTMENT HIGHLIGHTS



CITY OF WATERBURY

Located at 81-119 West Main Street, Waterbury, “Waterbury Commons” is the former Sovereign Bank Headquarters. Known as the Brass City, Waterbury has seen an infusion of capital from both the State as well as private sources to improve the Downtown area. Well located between State Route 8 (SR-8) and Interstate 84 (I-84), Waterbury is approximately 90 minutes from New York City and less than two hours from Boston, and within close proximity to Fairfield, New Haven and Hartford. The City of Waterbury has several key projects currently underway.



FLEXIBLE ZONING WATERBURY COMMONS

The Central Business District (CBD) Zone provides for redevelopment flexibility with a variety of uses. Waterbury Commons can accommodate office, medical office, retail, student housing/multi-family or mixed use development. Given Waterbury’s expanding healthcare, education and entertainment sectors, Waterbury Commons represents a viable mixed-use development opportunity.

81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY



CULTURAL ESTABLISHMENTS – PALACE THEATRE

The Palace Theatre is Waterbury’s premier performing arts center whose vision is to “stimulate a cultural and economic renaissance in the region through the celebration of art, education and community”. As a 501c3 non-profit organization, the Palace’s mission statement is “to preserve and operate the historic Palace Theatre as a performing arts center and community gathering place that provides a focal point of cultural activity and educational outreach for diverse audiences.”

The Palace Theatre underwent a \$30 million renovation in 2005. This renovation included the construction of the 800student Waterbury Arts Magnet School. The school fully integrates with the Palace Theatre, and has areas for theatre, music and voice, all featuring the latest technologies.

HEALTHCARE AND EDUCATION

Two of the city’s largest employers are in the healthcare sector. St. Mary’s Hospital employs a staff of 1,935 and 420 doctors. Waterbury Hospital employs a staff of 2,000 and 626 doctors.

Post University is a private, for profit school in Waterbury, CT and was founded in 1890. They serve approximately 800 students and offers 58 majors and 5 graduate programs. Post University is currently looking for a downtown location to create an urban setting for its students. The main campus is located approximately three miles away.

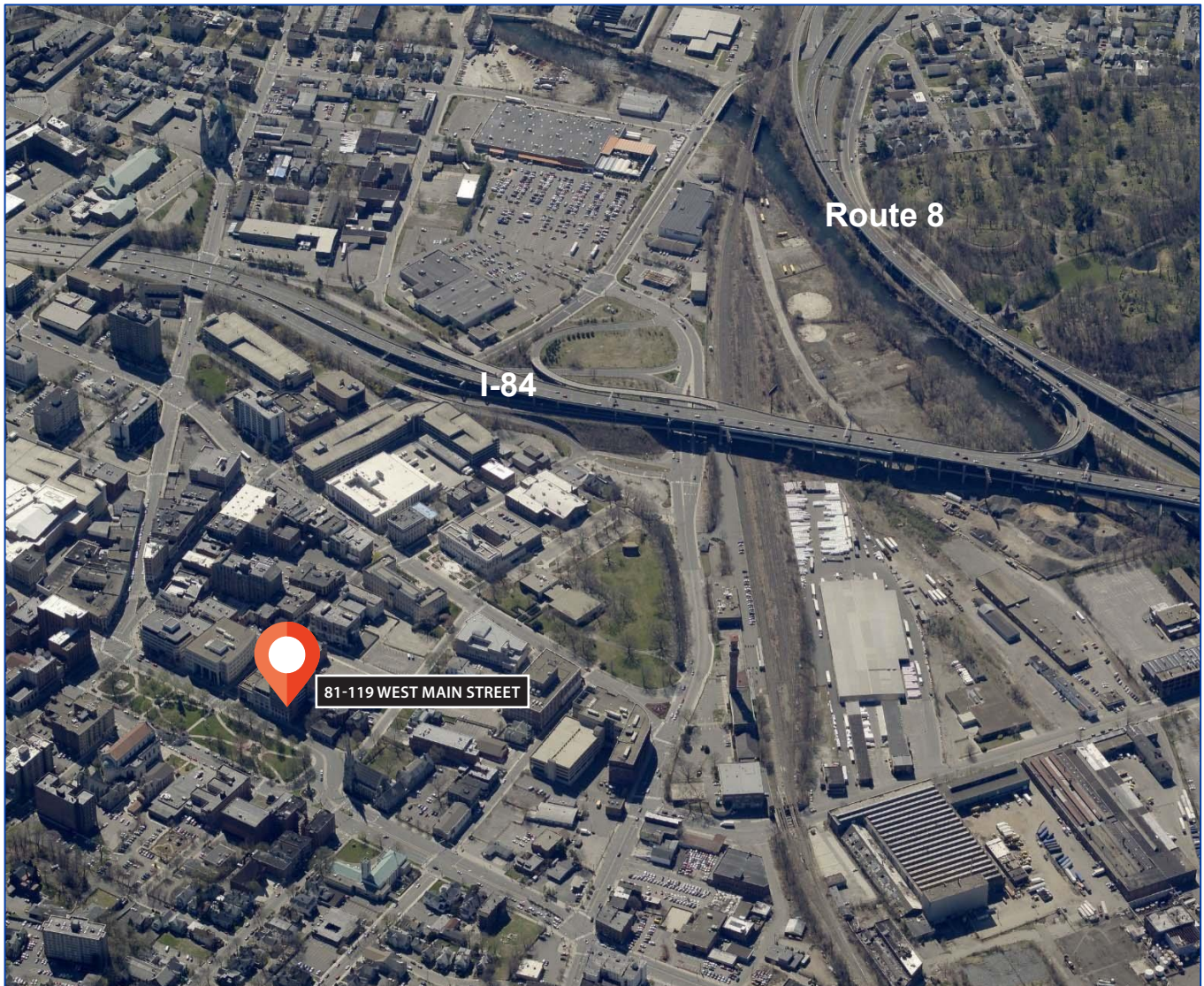
UConn has maintained a presence in the Brass City for over 60 years. The enrollment is consistently expanding and is currently about 1,000 students with 7 graduate programs and 100 majors. UConn also occupies the newly renovated St Patrick’s Hall building downtown with classrooms, meeting and support spaces and a large assembly hall.



81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

AERIAL MAP

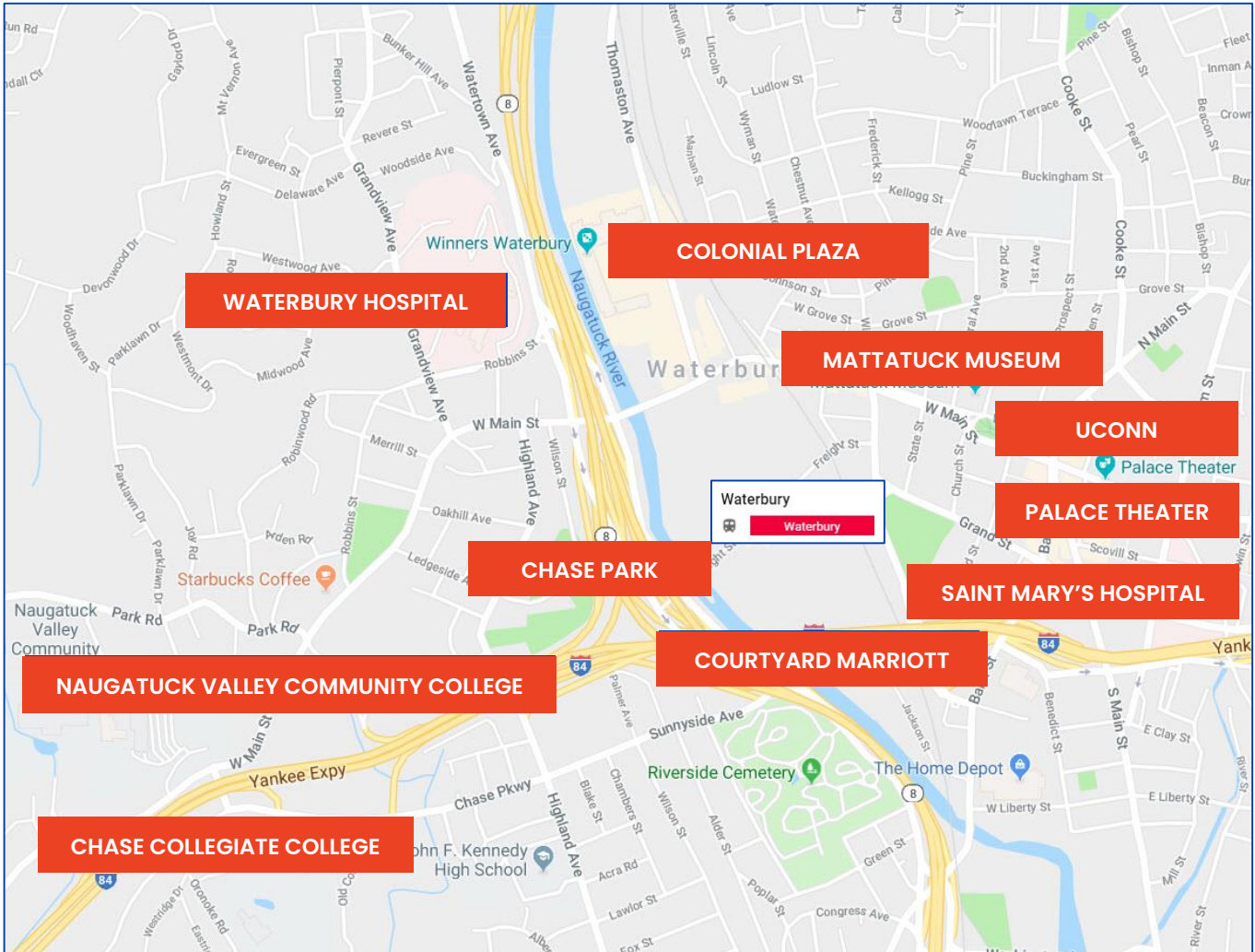


All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

POINTS OF INTEREST MAP



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

COMPLEX OVERVIEW



PARKING LOTS	SPACES	BUILDINGS
1 – Kendrick Avenue	52	A – WaterburyCommons
2 – 51 Church Street	43	A1 – 111 West Main Street
3 – 46 Leavenworth Street	20	A2 – 89-99 West Main Street
4 – 16 State Street	22	B – Leavenworth & West Main, LLC
5 – 20 State Street	18	B1 – 119 West Main Street
6 – 24 State Street	20	B2 – 81 West Main Street

TOTAL: 175

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.



81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

CONCEPT RENDERING FRONT VIEW



CONCEPT RENDERING PARKING LOT VIEW



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

CONCEPT RENDERING REAR SIDE



CONCEPT RENDERING OF WEST MAIN STREET

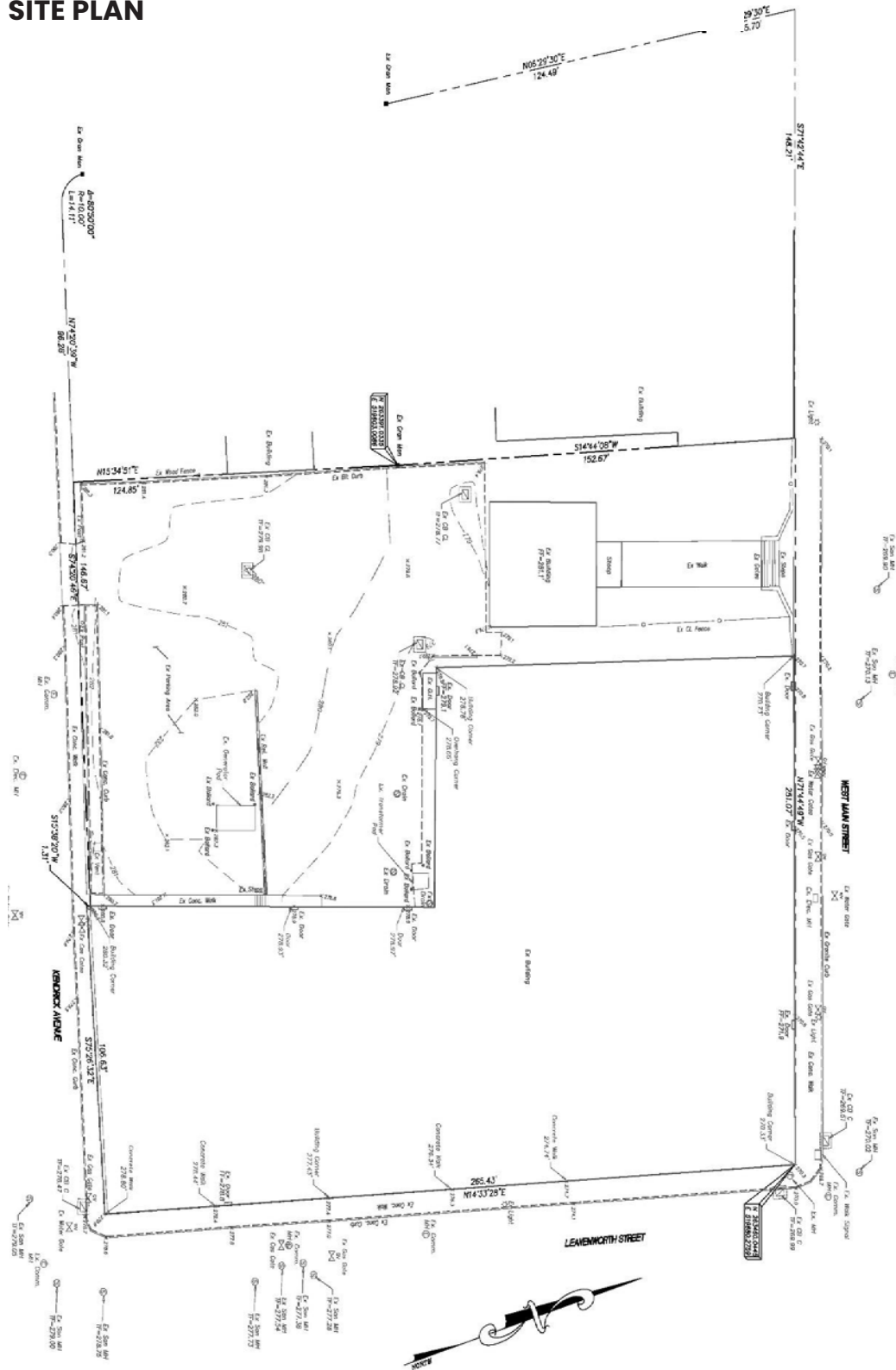


All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

SITE PLAN



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.



81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

LOCAL MARKET OVERVIEW

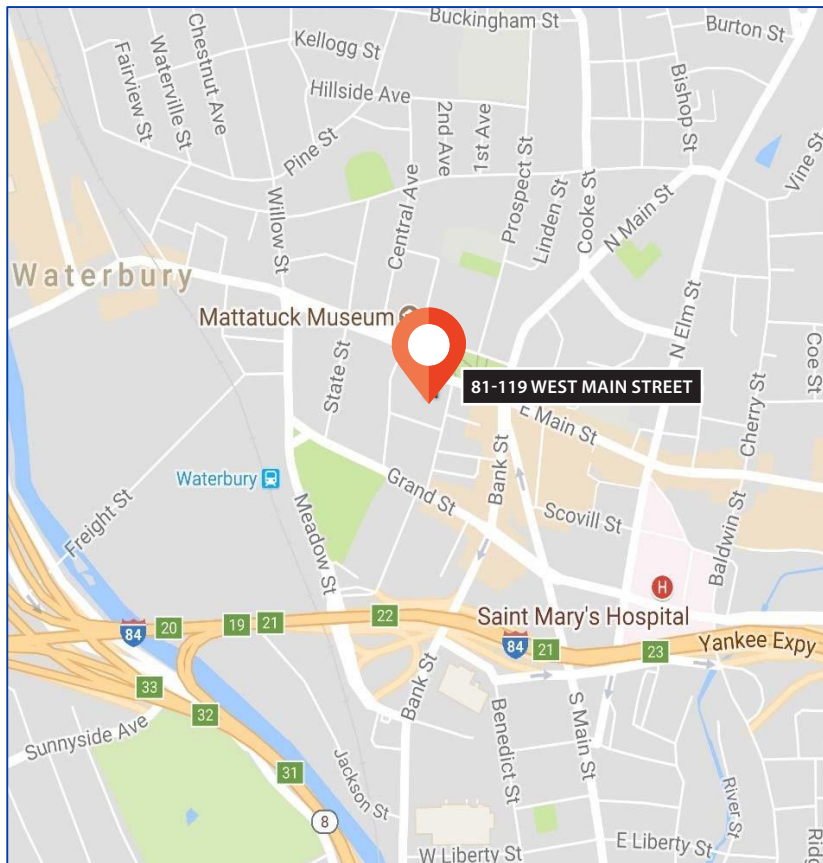
KEY PROJECTS

WATERBURY NEXT

A \$19.2 million state grant to invest in transportation upgrades and downtown revitalization.

WATERBURY GREEN RENOVATIONS

A \$2.2 million project to renovate the Town Green including all new water fountains, benches and LED lighting, as well as an underground irrigation system and upgraded utilities to power concerts/large events, and free Wi-Fi. The project began in March of 2016 and was completed in June 2017. City officials project that the new amenities will make the Green more appealing to nearby UConn and Post students.



I-84 EXPANSION

A \$330 million project to widen and straighten the 2.7 mile stretch of highway to 3 lanes in both directions and alleviate bottlenecks. The I-84 Waterbury Project is projected to be completed by mid-2019, and entails State and local road reconstruction and the relocation of the Mad River and Beaver Pond Brook.

KING INDUSTRIES SITE

A \$50 million, 10 year project to build a new chemical manufacturing facility on the former brownfield site. The facility will employ approximately 60 full time plant jobs from engineers to electricians.

81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

PROPERTY PHOTOS



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

PROPERTY PHOTOS



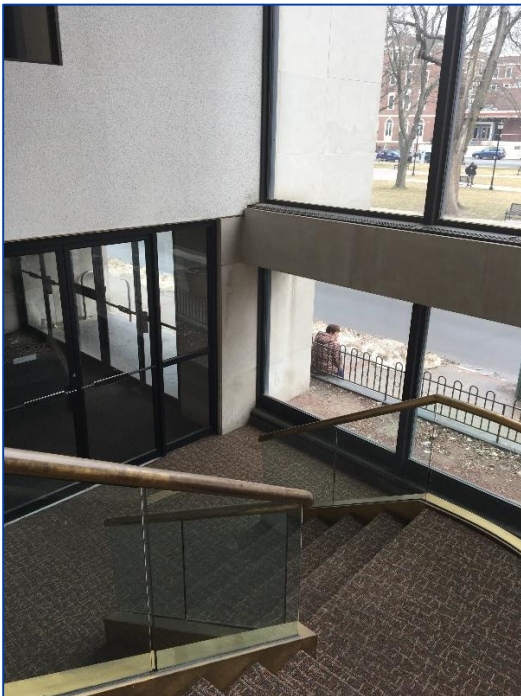
All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.



81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

PROPERTY PHOTOS



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY

AREA PHOTOS



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

81-119 WEST MAIN STREET | WATERBURY CT 06702

EXCLUSIVE OFFERING | VALUE-ADD OFFICE OPPORTUNITY



CONTACT OUR BROKER FOR MORE INFORMATION:

DAN SHAPIRO

O: 646.928.5434 | M: 917.519.8981

DShapiro@Ksrny.com



1385 Broadway
22nd Floor
New York, NY 10018
www.ksrny.com