

# FOR LEASE

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Phone: 203-577-2277 Fax: 203-577-2100



***228 Meadow Street  
Waterbury, CT 06702***

**Beautifully Maintained Professional Office Building  
in Highly Visible Downtown Location Convenient to City Hall,  
State Court Houses & All Major Municipal Offices  
Excellent Setting for Legal, Professional  
or Medical Office Uses**

**2 Suites & Multiple Individual Office Opportunities**

**Suite 202: 1,810 +/- S/F**

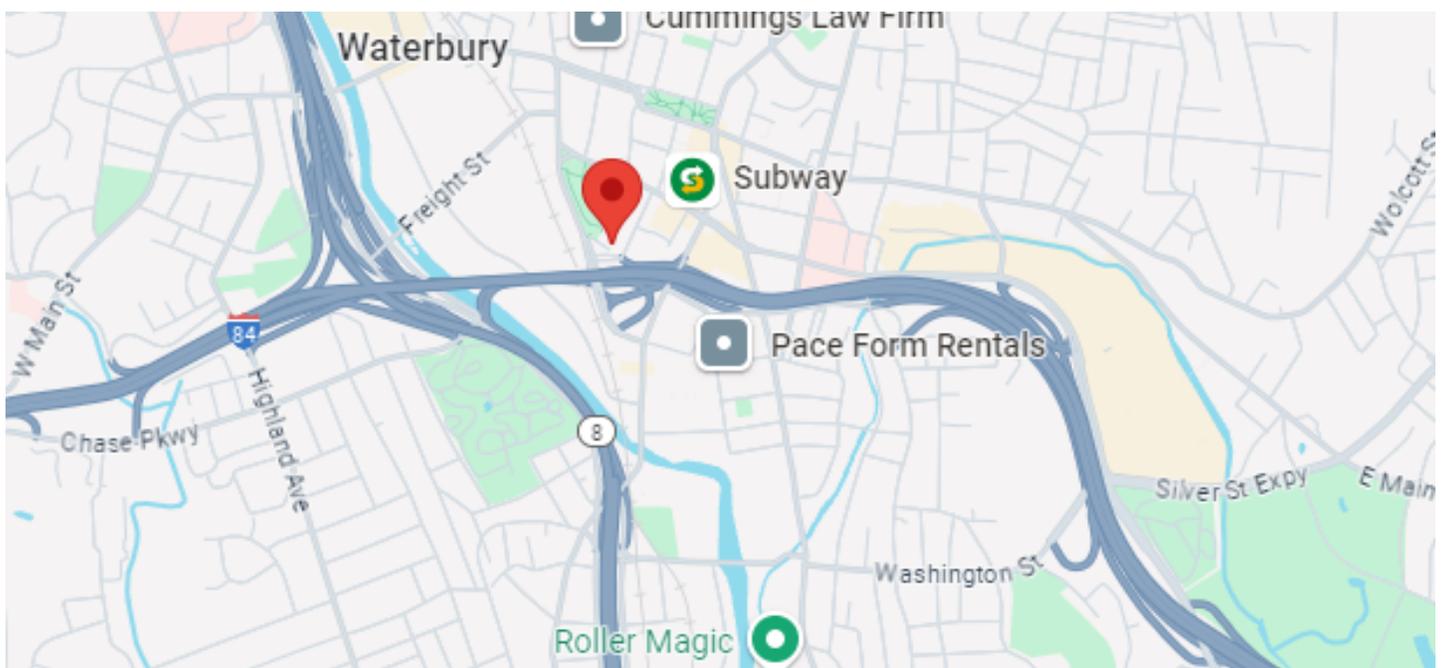
**Suite 303: 1,475 +/- S/F**

**Asking \$16 Mod Gross + Utilities  
& From \$500 for Individual Spaces**

# PROPERTY DATA FORM

PROPERTY ADDRESS	228 Meadow Street
CITY, STATE	Waterbury, CT 06702

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	20,858	Air Conditioning	Central
Number of floors	4+ Lower level	Sprinkler / Type	Yes
Avail S/F	1,810+/-, 1,475+/- & Individual Spaces	Type of Heat	Gas - F/A
Ext. Construction	Stucco	<b>OTHER</b>	
Ceiling Height	9'	Acres	.21
Roof	Asphalt	Zoning	CBD
Date Built	2008	Parking	City
		State Route / Distance To...	
		<b>Terms</b>	
		Lease	\$16 Mod. Gross + Utilities & from \$500 Individual Spaces
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>		
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	200 Amps		



**Suite 202**  
**1,810 +/- S/F**  
**Reception, 6 Offices , En Suite Bathroom, Break Room & Storage**



**Suite 303**  
**1,475 +/- S/F**  
**4 Offices, Conference Room, Break Room & Storage**

