

# LEASE

## BUILT TO SUIT OFFICE

1144 East Main Street Torrington, CT 06790



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 1144 East Main Street, located in Torrington, Connecticut. The available 1,500 SF build to suit office space is located in a newly renovated building located at a busy, high-visibility intersection. The property features excellent signage and ample parking allowing for a wide variety of office uses.

### PROPERTY HIGHLIGHTS

- High-Visibility Location
- Excellent Road Signage
- Built to Suit Office
- Shared Parking Lot

### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,500 SF
Building Size:	4,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,650	14,653	22,149
Total Population	8,219	34,169	52,320
Average HH Income	\$59,292	\$61,877	\$65,369

**Mario Longobucco**  
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**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**



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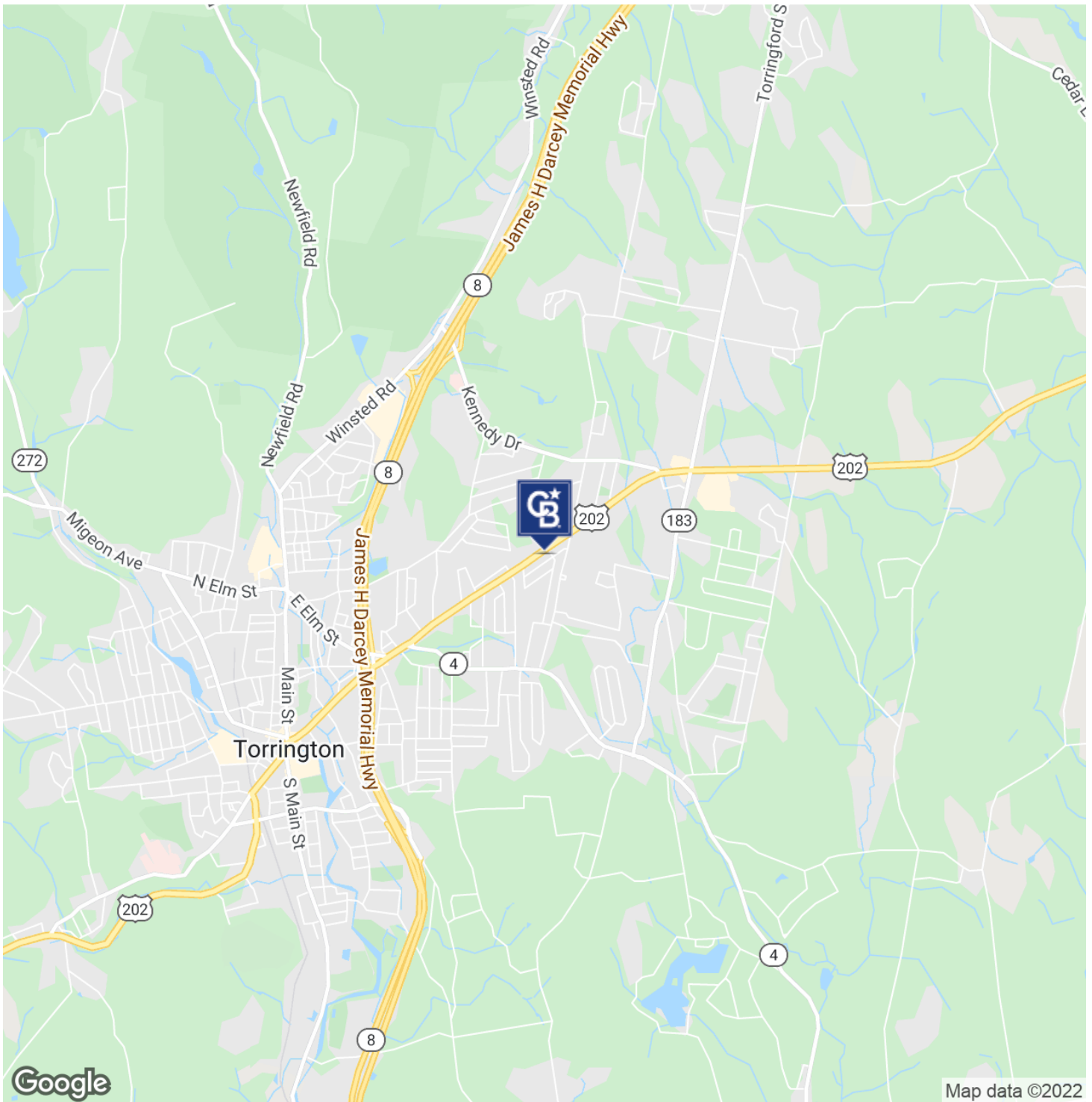


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