

FOR LEASE

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BROOK LADRIGAN**
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850 Straits Turnpike, Suite 204
Middlebury, CT, 06762



**1211 West Main St
Waterbury, CT 06708**

Two Office Suites Available - Ideal for Medical or Professional Users

Prime Location, Ample On-site Parking

Move-in Ready Condition

Suite 1 : 2,000 +/- S/F

Spacious Reception Area, 6 Private Offices

Bright, Clean Space with Abundant Natural Light

Suite 2 : 1,542 +/- S/F

Spacious Reception Area, 4 Private Offices

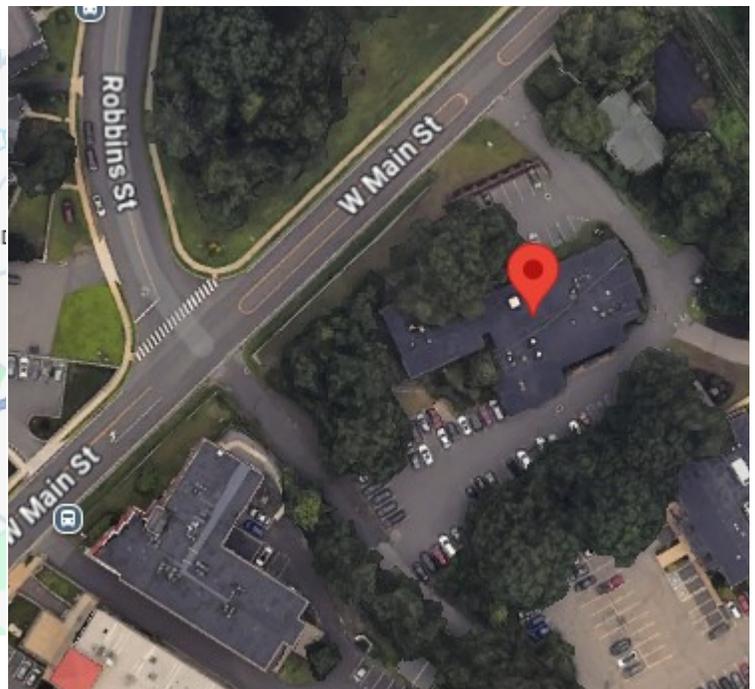
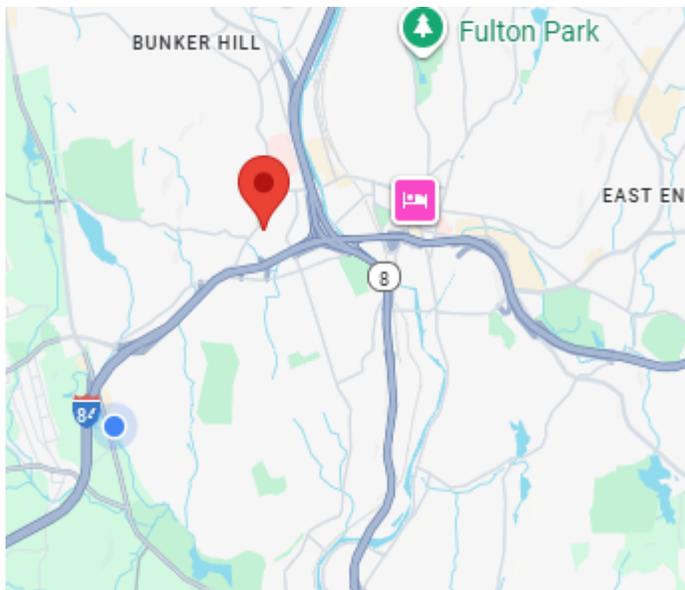
Excellent Layout for Professional Use

Lease: \$16 PSF + NNN

PROPERTY DATA FORM

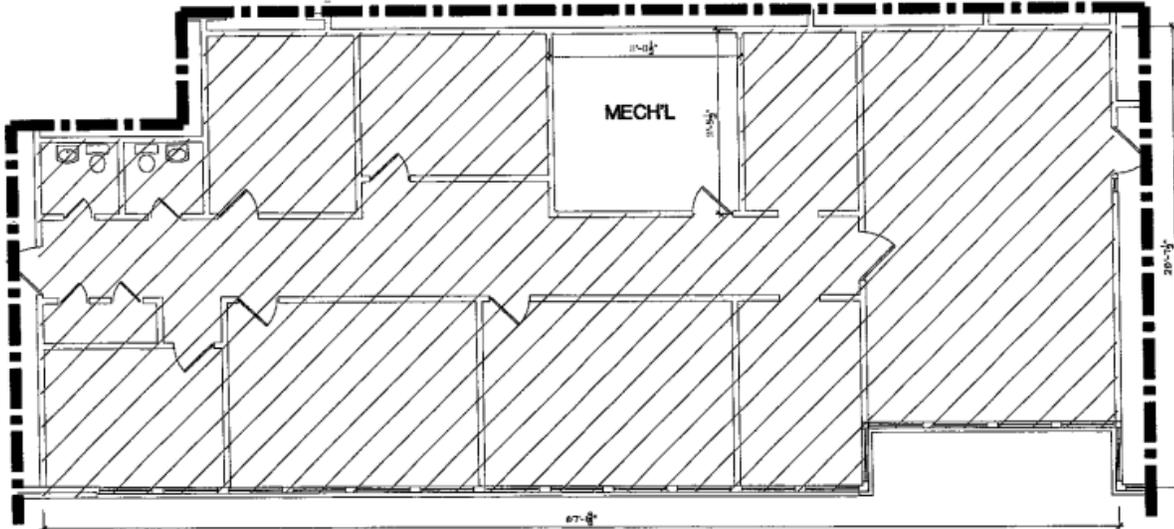
PROPERTY ADDRESS	1211 West Main Street
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	19,632 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	3,542 +/-	Type of Heat	Gas / FHA
Will Subdivide to	1,542 +/-	OTHER	
Office Space	3,542 +/-	Zoning	RO
		Parking	Ample
Ext Construction	Brick/Veneer	Total acres	3.5 Acres
Ceiling Height		TAXES	
Roof	Flat / Tar	Assessment	
Date Built	1964	Mill Rate	
		Taxes	
UTILITIES		TERMS	
Sewer	City	Lease	\$16 PSF + NNN
Water	City		
Gas/Oil	Eversource		
Electrical	100 Amps	NNN	\$11.12 PSF - Includes Electric



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

Suite 1 : 2,000 +/- S/F
Spacious Reception Area, 6 Private Offices
Bright, Clean Space with Abundant Natural Light



AREA LEGEND



TENANT AREA
1,667.10 s.f.



MECHL AREA
137.02 s.f.

**TENANT AREA
 FIRST FLOOR**

**1211 WEST MAIN STREET
 WATERBURY, CT
 8/21/2023**

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KUNCAS ASSOCIATES, LLC
 Architects • Planners
 254 Georgetown Drive • Watertown, CT. 06795
 (860) 945-8784

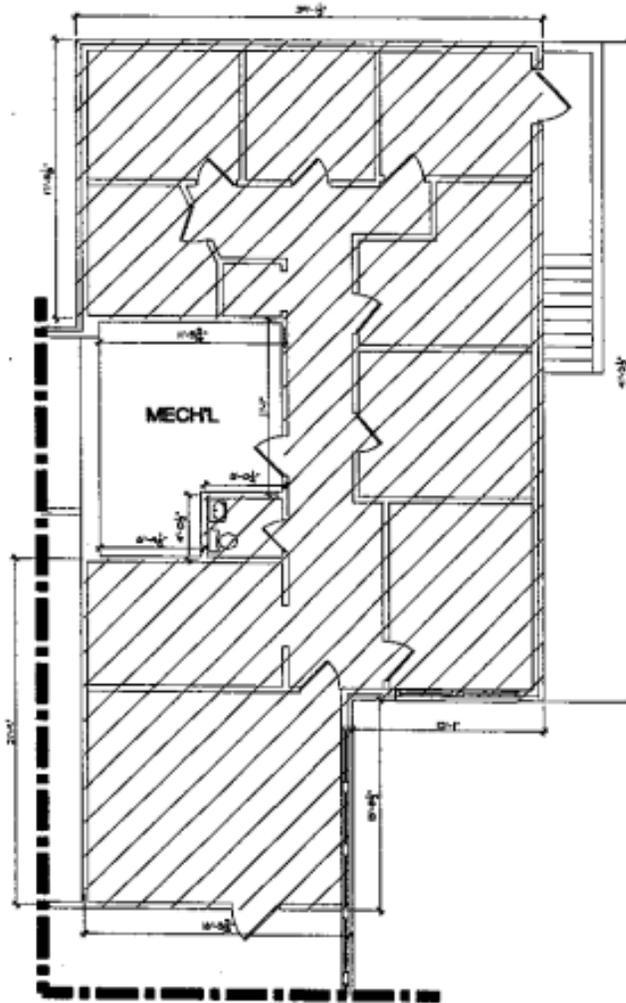


Key Plan

Suite 1 : 2,000 +/- S/F
Spacious Reception Area, 6 Private Offices
Bright, Clean Space with Abundant Natural Light



Suite 2 : 1,542 +/- S/F
Spacious Reception Area, 4 Private Offices
Excellent Layout for Professional Use



AREA LEGEND



TENANT AREA
 1,239.76 s.f.



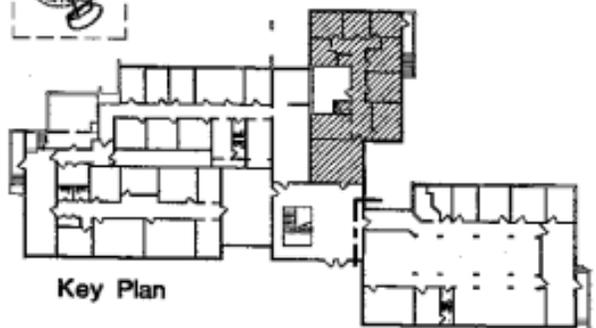
MECH'L AREA
 152.22 s.f.

TENANT AREA
FIRST FLOOR
DAVID PIZZUTO, M.D.
1211 WEST MAIN STREET
WATERBURY, CT
8/21/2023

This record is issued by me in full faith and belief that the same comply with the provisions of the laws of the State of Connecticut, and that the same are in accordance with the provisions of the Charter of the City of Waterbury.



KUNCAS ASSOCIATES, LLC
 Architects - Planners
 294 Georgetown Drive • Waterbury, CT, 06795
 (800) 945-6704



Key Plan

Suite 2 : 1,542 +/- S/F
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Excellent Layout for Professional Use



Miscellaneous

