

FOR LEASE

CONTACT: MICHAEL GRIEDER

Email: mgrieder.gpb@gmail.com

850 Straits Turnpike, Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

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**

4 Suites & Multiple Individual Office Opportunities

Suite 101: 2,365 +/- S/F

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

Suite 301: 2,300 +/- S/F

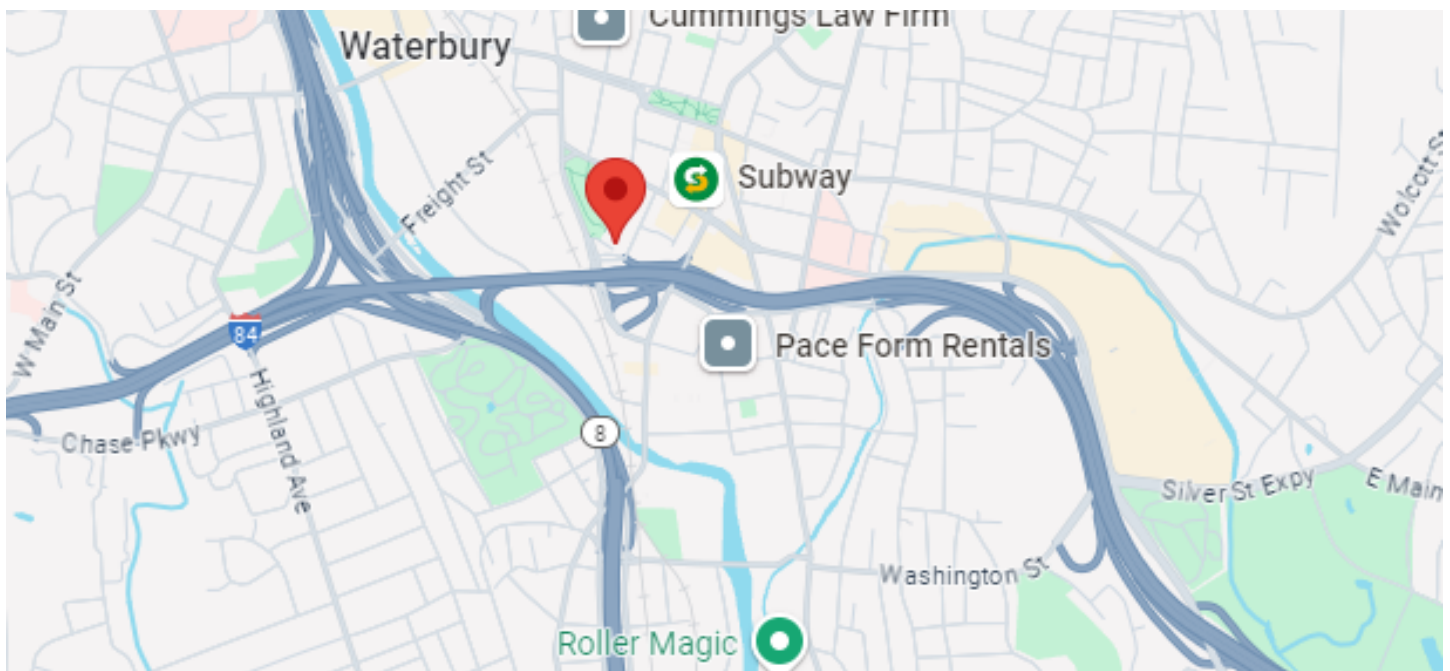
Suite 303: 1,475 +/- S/F

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

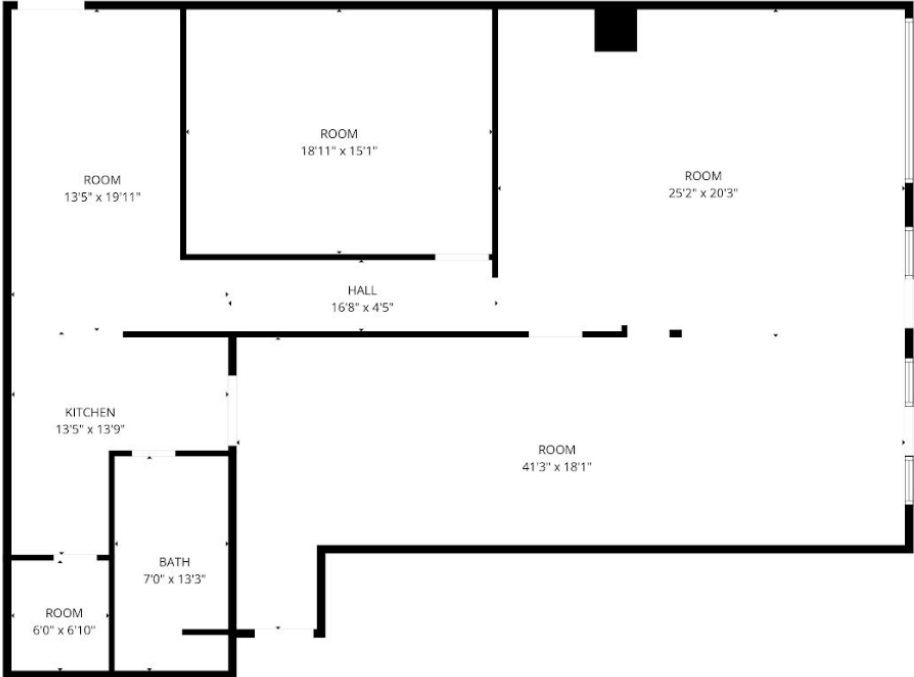
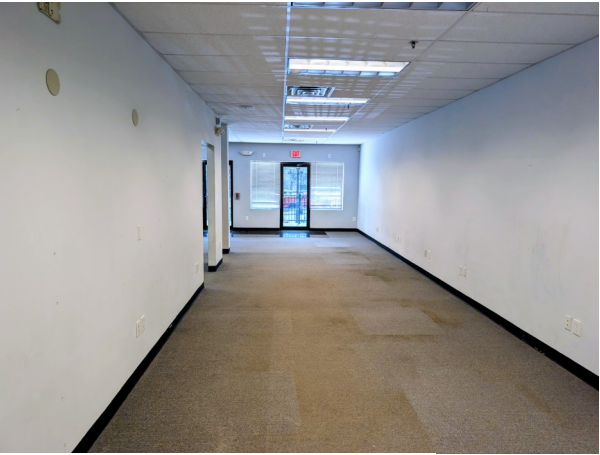
PROPERTY DATA FORM

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

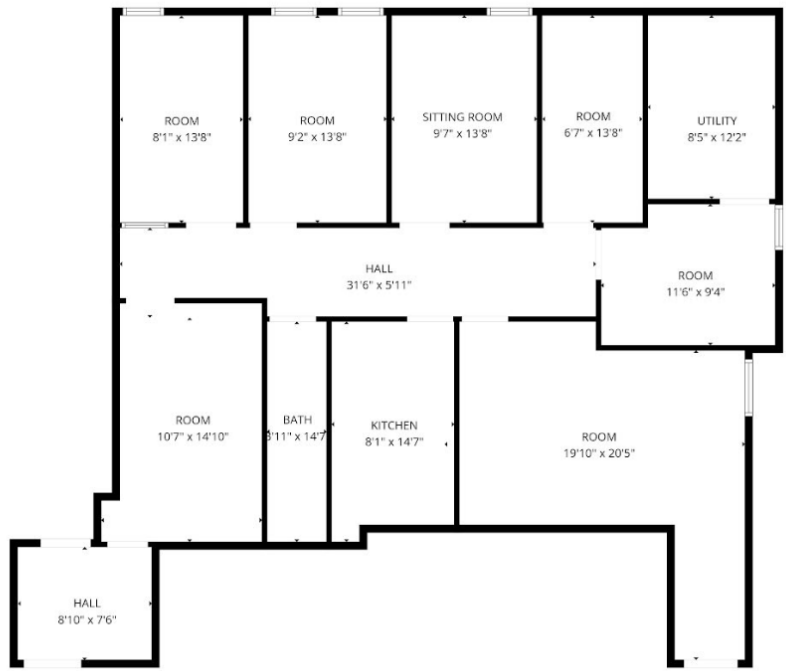
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	20,858	Air Conditioning	Central
Number of floors	4+ Lower level	Sprinkler / Type	Yes
Avail S/F	7,950 +/- Plus Individual Spaces	Type of Heat	Gas - F/A
Ext. Construction	Stucco	OTHER	
Ceiling Height	9'	Acres	.21
Roof	Asphalt	Zoning	CBD
Date Built	2008	Parking	City
		State Route / Distance To...	
		Terms	
		Lease	\$16 Mod. Gross + Utilities & from \$500 Individual Spaces
UTILITIES	Tenant/Buyer to Verify		
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	200 Amps		

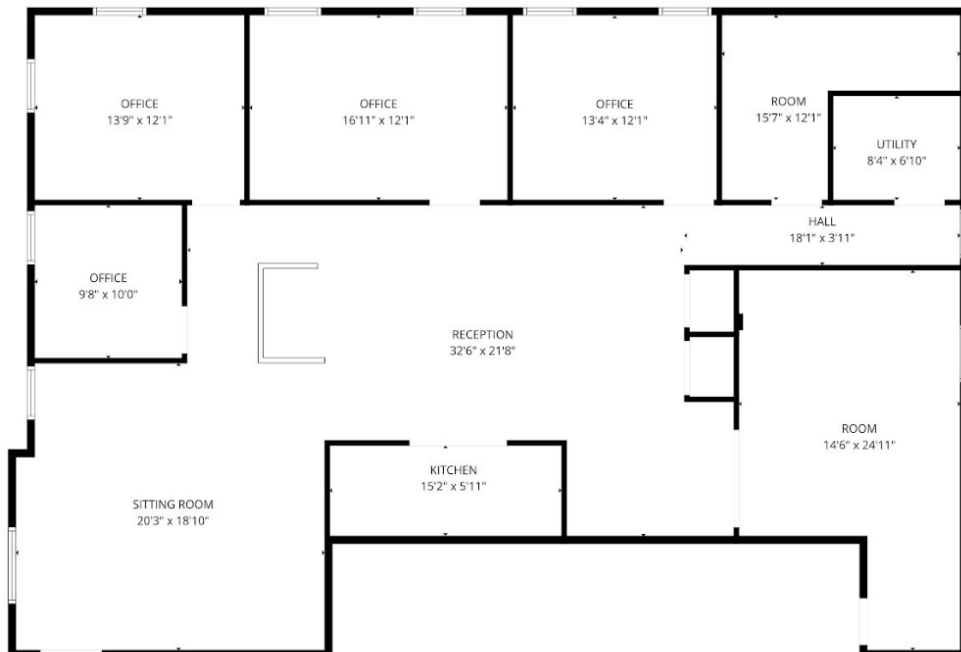


Suite 101
2,365 +/- S/F



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

