

FOR LEASE

1389 West Main St., Suite 302, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



Four Individual Furnished Offices Available

LEASE RATE: \$525-\$575 / Month (Gross) Including Utilities

- Three individual furnished offices available
- Shared waiting area, conference room, and kitchen
- Rent includes all utilities, internet, taxes, building insurance, and common area maintenance (CAM)
- Convenient access to I-84 and Route 8
- Surrounded by retail, medical, office, and service-oriented uses along West Main Street

RENT BREAKDOWN

- Suite 1: 100 SF — \$575 / Month (Window)
- Suite 3: 91 SF — \$575 / Month (Window)
- Suite 4: 113 SF — \$525 / Month (Interior)

GERRY D. MATTHEWS
203.753.5800
matthewscre@gmail.com

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BUILDING

- Total Available SF: ±395 SF (Tower 1)
- Exterior Construction: Brick
- Interior Construction: Finished office
- Roof: Flat EPDM membrane roof
- Year Built: 1964

PROPERTY

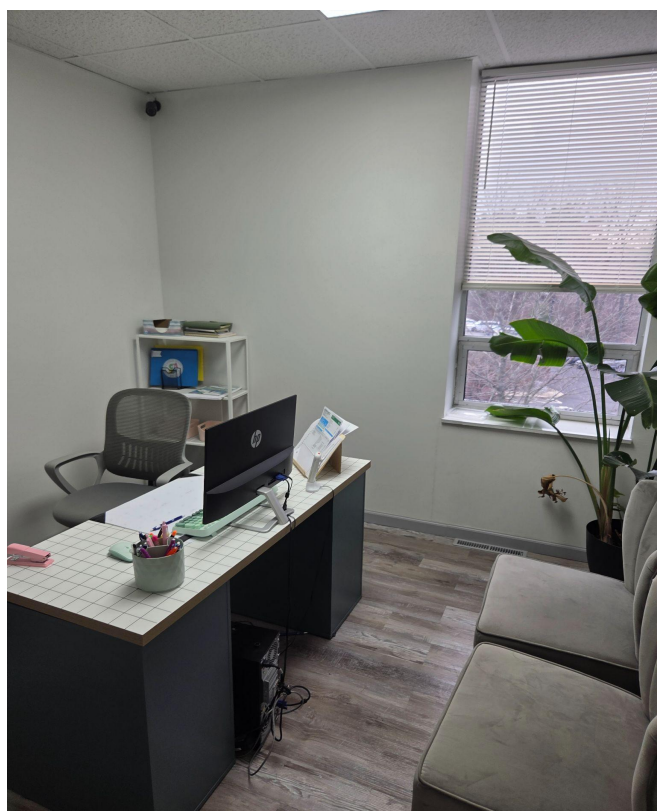
- Proximity to Major Highways: 0.5 Miles to I-84, 1.1 Miles to Route 8
- Parking: Free on-site parking
- Zoning: RM

MECHANICALS & UTILITIES

- Heat Source / Type: Gas — Forced Air
- Air Conditioning: Central
- Electric: Eversource
- Sewer & Water: City

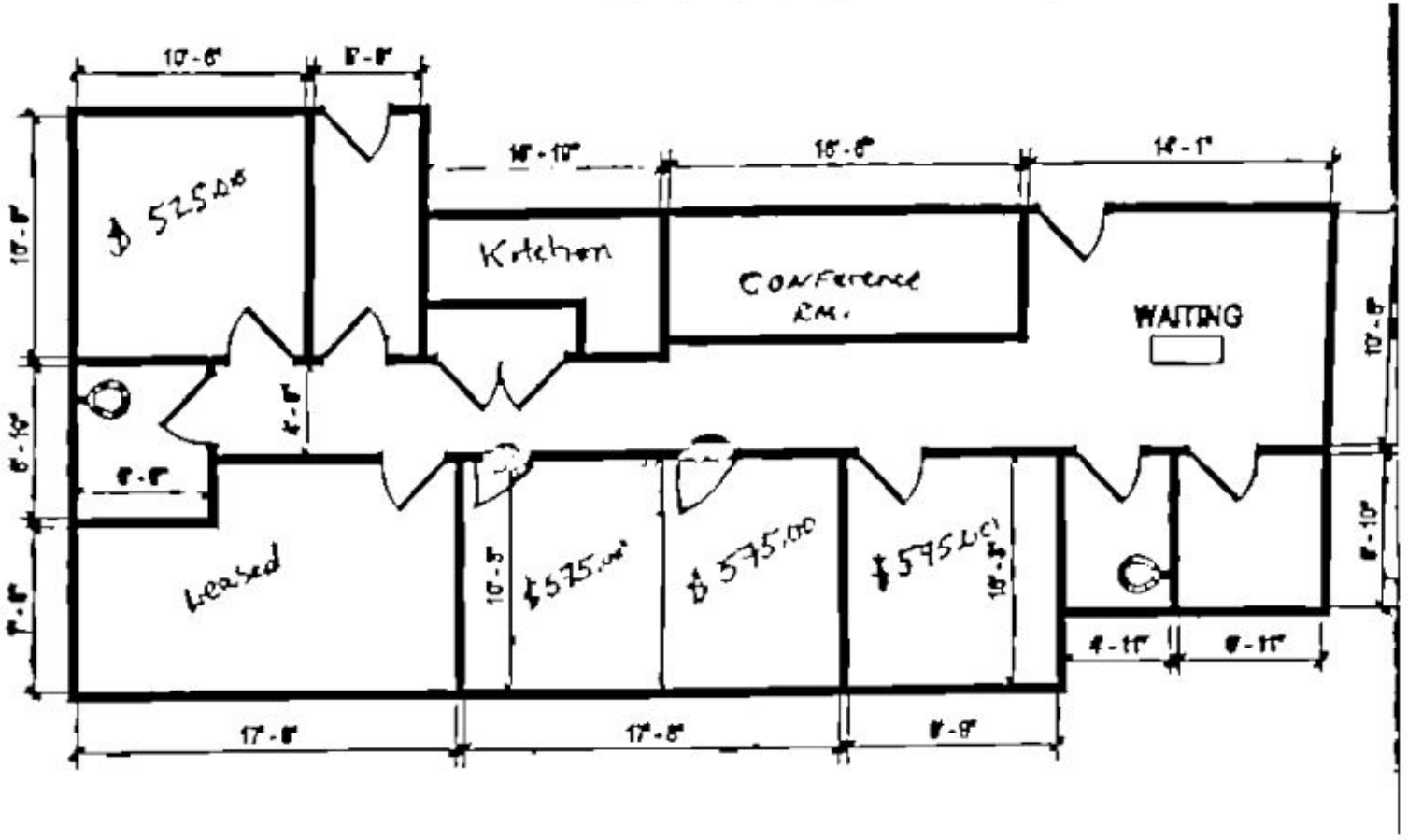
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City of Waterbury
Public Works Department

MBL: 0315-0047-0001
ADDRESS: 1389 WEST MAIN ST

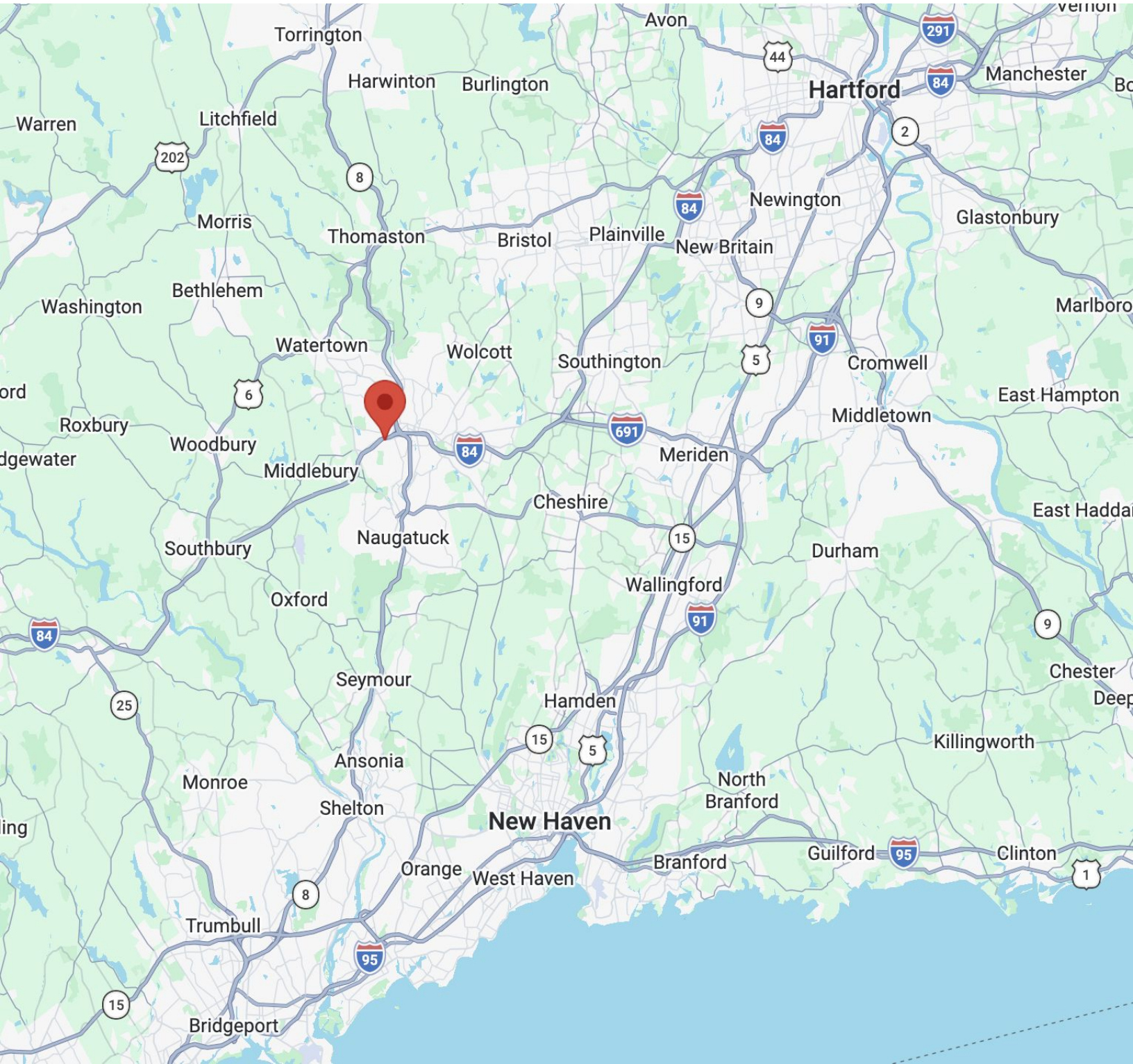
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