

# FOR LEASE

1389 West Main St., Suite 312, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



1389 W Main St

## ±1,293 SF Medical or Professional Office Suite

LEASE RATE: \$2,678 / Month (Modified Gross) Including Utilities

### HIGHLIGHTS

- ±1,293 SF medical or professional office suite
- Rent includes all utilities, 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

- \$2,215.50 / Month (Modified Gross)
- (\$20.56 PSF – Base Rent)
- Real Estate Taxes: \$4.29 PSF (±\$462 / Month)
- Total (Rent + Taxes): \$2,678 / Month (\$24.85 PSF)

**GERRY D. MATTHEWS**  
203.753.5800  
[matthewscre@gmail.com](mailto:matthewscre@gmail.com)

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## BUILDING

- Total Available SF:  $\pm$ 1,293 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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# FOR LEASE

1389 West Main St., Suite 306, Waterbury, CT



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City of Waterbury  
Public Works Department

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

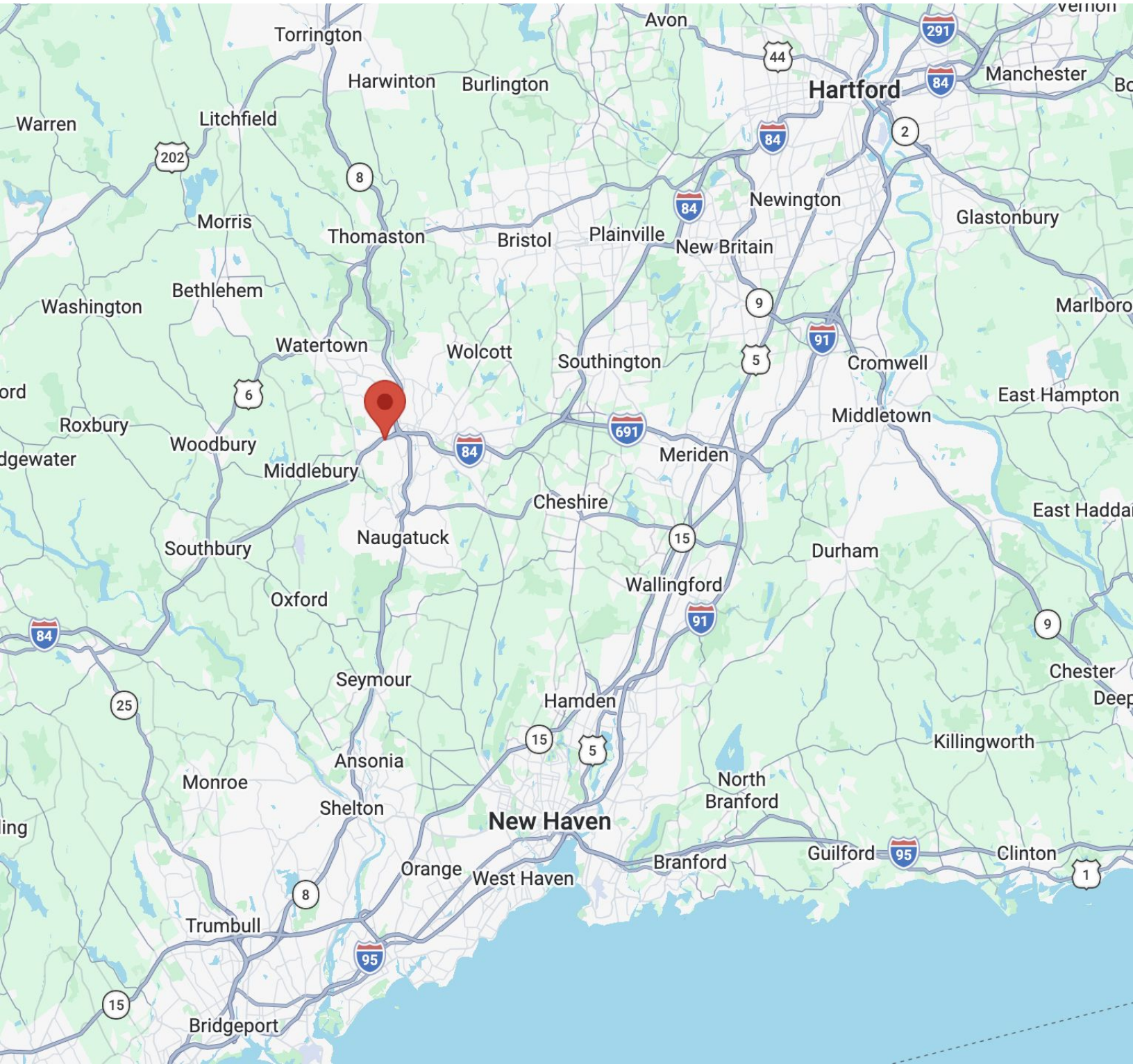
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819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)