

FOR LEASE



***365 Main Street
Watertown, CT 06795***

7,186 +/- s/f Modern Office Space with Elevator

Sub-dividable to 1,100 +/- s/f

Beautiful Building / Space on Well -Traveled Route 63

Completely Remodeled in 2022

Previous Medical Space - Ample Parking

Three Options: (2nd floor 7,186 s/f) (Suite 200: 1,100 +/- s/f) (Suite 202: 3,541 +/- s/f)

Asking \$16.00 psf + Utilities

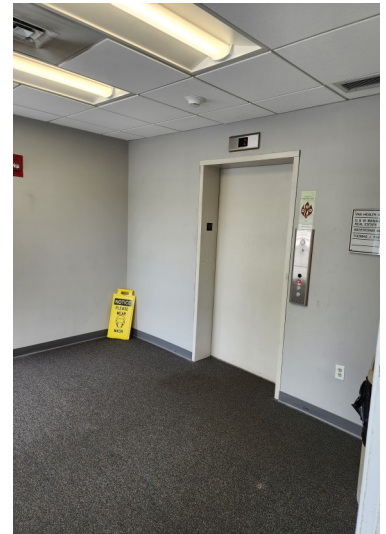
PROPERTY DATA FORM

PROPERTY ADDRESS		365 Main Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,186	Air Conditioning	C/A
Number of floors	3	Type of Heat	Gas / Hot Air
Avail S/F	7,186		
		OTHER	
		Acres	.88
Ext. Construction	Brick	Zoning	Commercial
Ceiling Height	10'6"	Parking	Not assigned, large lot
Roof		State Route / Distance To...	
Date Built	1989	TAXES	
		Assessment	
UTILITIES		Appraisal	
Tenant/Buyer to Verify		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas	EverSource	Sale	
Electrical		Lease	
		\$16.00 psf + Utilities	



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Second Floor (7,186 s/f)



Suite 200

1,100 +/- s/f Modern Office Space

4 Offices with Street View

Large Open Area Located in the Middle

Common Restroom



Suite 202

3,541 +/- s/f Previous Medical Space

Includes: Large Reception / Waiting Area

Break Area

Eight Offices

Break Area

Two Private Restrooms

Ideal for all Medical/ Professional Users

\$16.00 psf + Utilities



2nd Floor

