



FOR LEASE

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*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

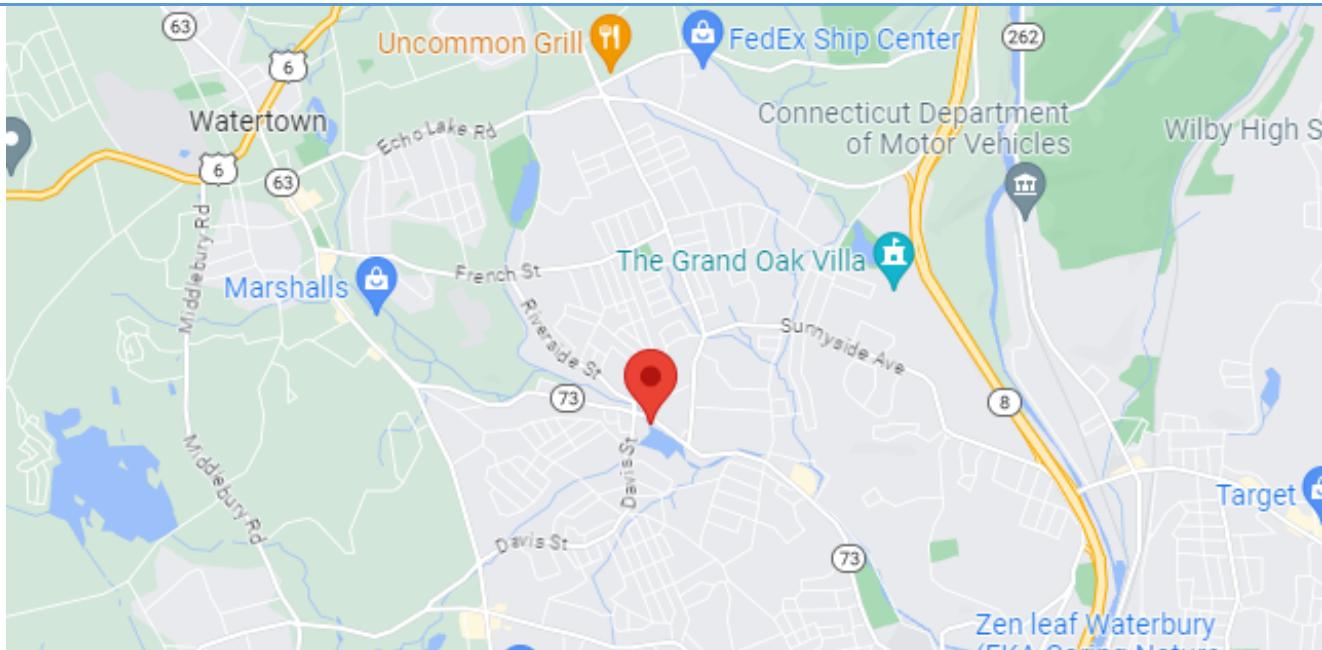
Three Options: (2nd floor 7,186 s/f) (Suite 200: 1,100 +/- s/f) (Suite 202: 3,541 +/- s/f)

Asking \$16.00 psf + Utilities

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.

PROPERTY DATA FORM

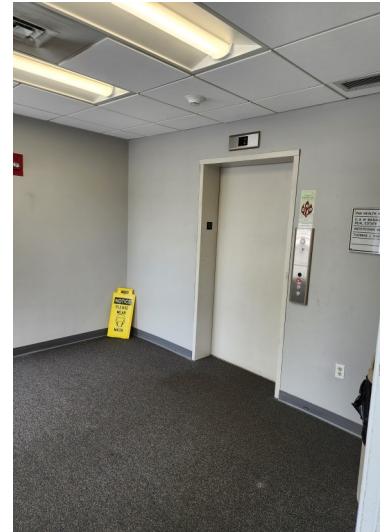
PROPERTY ADDRESS		365 Main Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,186	Air Conditioning	C/A
Number of floors	3	Type of Heat	Gas / Hot Air
Avail S/F	7,186	OTHER	
Ext. Construction	Brick	Acres	.88
Ceiling Height	10'6"	Zoning	Commercial
Roof		Parking	Not assigned,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



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Second Floor (7,186 s/f)



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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



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2nd Floor

