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***FOR LEASE***



***900 Main Street South  
Southbury, CT 06488***

**Premier Office Space on Main Street in Southbury at Affordable Rates  
Several Spaces Available with Abundant Parking and Close Proximity to  
I-84 and Many Other Amenities**

**Leases Starting at \$16.00—\$22.00 Modified Gross + Utilities**

**Suite 2-201: 1,681 S/F**

**Suite 2-300: 2,600 S/F**

**Suite 2-200: 3,029 S/F**

**Suite 2-101: 1,700 S/F (Available 11/22)**

**Full 5% Brokerage Fee Available**

# PROPERTY DATA FORM

PROPERTY ADDRESS		900 Main Street South	
CITY, STATE		Southbury, CT 06488	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	30,000	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	
Avail S/F	1,681—9,010	Type of Heat	Oil -Forced Hot Air
		<b>OTHER</b>	
		Acres	14.39
Ext. Construction	Wood shingle	Zoning	B-3B
Ceiling Height	9ft standard	Parking	Plenty on site
Roof	Gable	State Route / Distance To...	2/10 to I-84
Date Built	1988	<b>TAXES</b>	
		Assessment	
<b>UTILITIES</b>		Appraisal	
	<b>Tenant/Buyer to Verify</b>	Mill Rate	
Sewer	Septic	<b>TERMS</b>	
Water	City	Lease	
Gas	No	\$16-\$22 Modified Gross + Utilities—Tenant pays pro rata share of R.E. Tax + CAM expense increases over 1st year base year	



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