

# FOR LEASE

7 North Main St, Southington, CT

MATTHEWS COMMERCIAL PROPERTIES



## ±300 SF 2nd Floor Office

\$400/Month (Gross) + Utilities

\$16.00 PSF

- Walk-up office space with staircase access (no elevator)
- Built-out office
- Ample municipal parking
- Professionally maintained property
- Gas heat

**NOAH D. MATTHEWS**

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## BUILDING

- Total Building Area: ±7,759 SF
- Available Space: ±300
- Construction: Concrete block with stucco finish
- Floor: VCT flooring throughout
- Interior finish: Office with open area, built-in bookcase, closet, drop ceiling, and access to a shared restroom
- Clear Height: 10'
- Roof: Flat, EPDM Rubber
- Year Built: 1957
- Natural Light: Abundant natural light

## PROPERTY

- Lot Size: 3.49 acres
- Proximity to Major Highways: Approximately 1.5 miles to I-84, and 4 miles to I-691
- Parking: Ample public parking available
- Zone: CB

## MECHANICALS & UTILITIES

- Heating: Central gas-fired hot air
- Air Conditioning: Central air conditioning
- Electric Provider: Eversource
- Sewer & Water: Municipal

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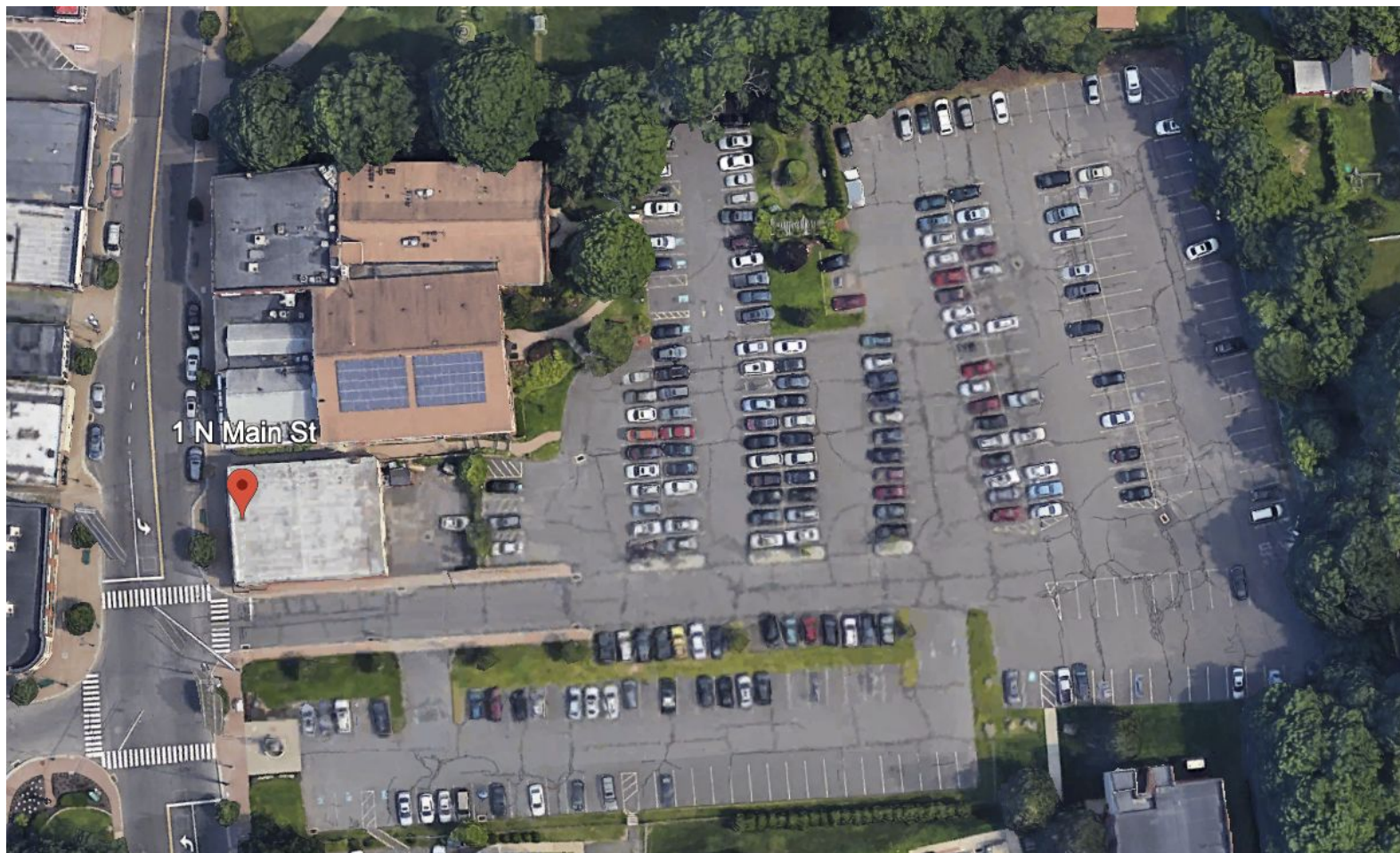
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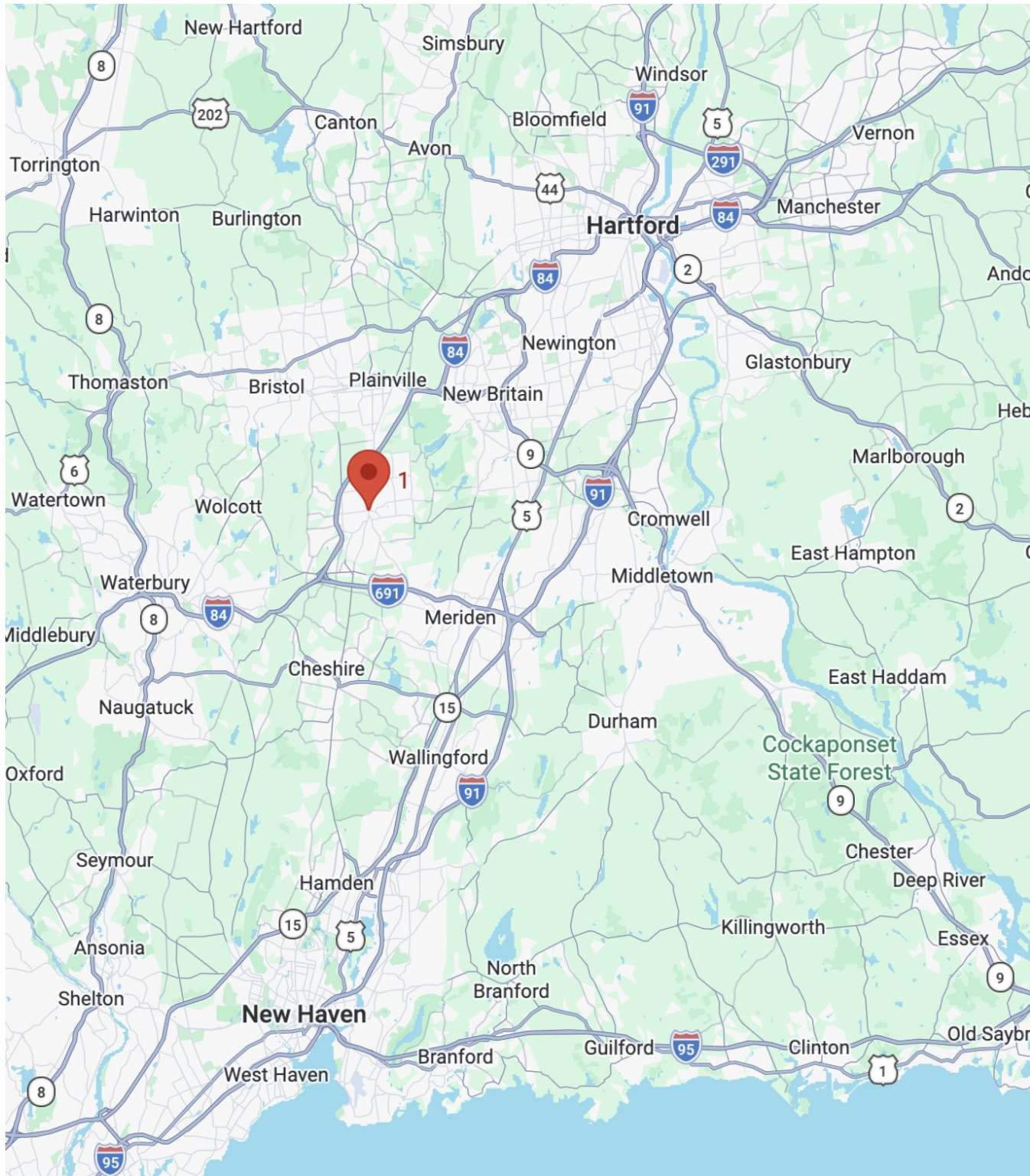
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