

# FOR LEASE



***220 Main Street South  
Southbury, CT 06748***

**2nd Floor Office/Retail Space with Elevator Access**  
**Located on Busy Main Street in Southbury**  
**1,700 +/- S/F Former Sylvan Learning Center, 3 Nice Offices with Waiting Area & Open Floor Plan**  
**Lots of Natural Light & Flexible Uses**  
**Asking \$18 PSF Modified Gross + Utilities**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		220 Main Street South	
<b>CITY, STATE</b>		Southbury, CT 06748	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	18,009	Air Conditioning	Central - New
Number of floors	2	Sprinkler / Type	No
Avail S/F	1,700 +/-	Type of Heat	Forced Hot Air
Office space	1,700 +/-	<b>OTHER</b>	
Ext. Construction	Clapboard	Acres	1.81
Ceiling Height		Zoning	B-2A
Roof	Arch Shingles	Parking	On site
Date Built	1988	State Route / Distance To...	I84- 5/10
		<b>TAXES</b>	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
<b>UTILITIES</b>		<b>TERMS</b>	
<b>Tenant/Buyer to Verify</b>		Mod (% Trash / Landscaping)	
Sewer	Septic	Lease	\$18 PSF Mod Gross + Utilities
Water	City		
Gas	EverSource		
Electrical			



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