

# FOR LEASE

**22 CHASE RIVER ROAD  
WATERBURY, CT**



- **3,900 S/F Office building**
- **Great on-site parking**
- **Easy access to Route 8 Exit 36 and I-84**
- **6 private offices on 1st floor**
- **5 private offices on lower level**
- **4 restrooms**
- **\$8.00 PSF Gross plus utilities / Base plus on taxes**

**PROCURING BROKER - FULL 5% COMMISSION**



**MATTHEWS COMMERCIAL PROPERTIES LLC.**  
819 Straits Turnpike, Suite 3B, Middlebury, CT 06762  
Phone: 203-753-5800 FAX: 203-574-3875  
gdmattthews@snet.net

**CONTACT: GERRY D. MATTHEWS**

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 Matthews Commercial Properties, LLC or its associates as to the accuracy of the information submitted herein.

**22 CHASE RIVER ROAD  
WATERBURY, CT 06704**

**BUILDING INFORMATION**

Total square feet	3,900 S/F
Number of floors	2
Available square feet	3,900 S/F
Exterior construction	Brick
Interior construction	Finished office
Ceiling height	8'
Roof	Shingle

**MECHANICAL INFORMATION**

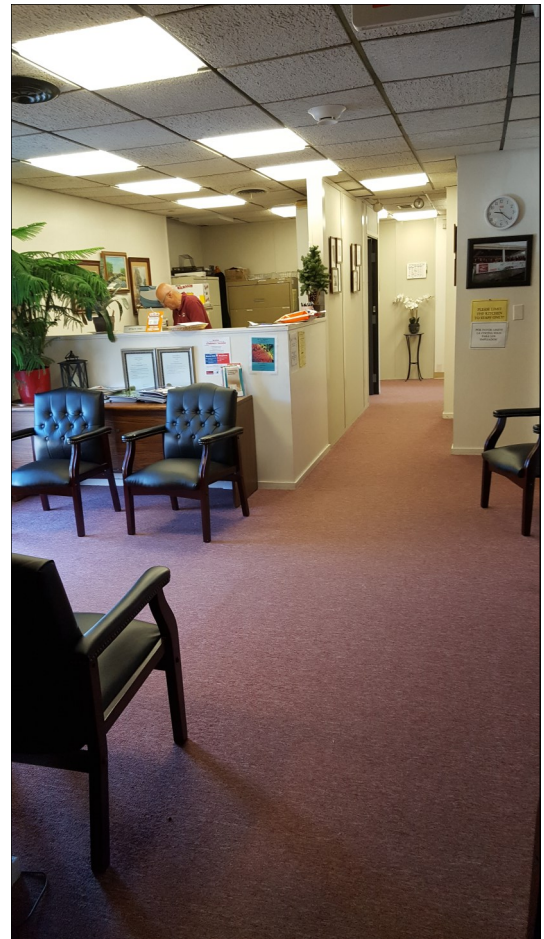
Air conditioning	1st floor central / lower level sleeves
Type of heat	Gas

**UTILITIES**

Sewer	Yes / city
Water	Yes / city
Gas	Eversource
Electric	Eversource

**OTHER**

Total acre	.27
Zoning	IG
Parking	Good
Interstate / distance to	I-84 / 1 mile
State route / distance to	Rt 8 / 1/10 mile



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 Matthews Commercial Properties, LLC or its associates as to the accuracy of the information submitted herein.



