

FOR LEASE

27 Main St., Terryville, CT 06786
“Terryville Medical Center”



- **2,000 SF+/- professional office space available for lease right on Main St. / Rt-6, Terryville**
- **The 2nd Floor space is move in ready and consists of 9 private offices, a conference room, reception area, storage space, 2 bathrooms and a kitchenette**
- **23 designated parking spaces**
- **Excellent location close to Bristol and just a few minutes to Rt-8**
- **Suitable for any Professional / Medical office users, including Real Estate, Insurance, Therapy, Law, Doctors, etc.**
- **Interior modifications negotiable**
- **Join Bristol Hospital in what the owner proudly regards as “The Nicest Building in Terryville”**
- **Lease Rate - \$8.00 PSF / \$1,333.33 Gross Plus Utilities, Landscaping, and Snow Plowing expenses**



MATTHEWS COMMERCIAL PROPERTIES LLC.

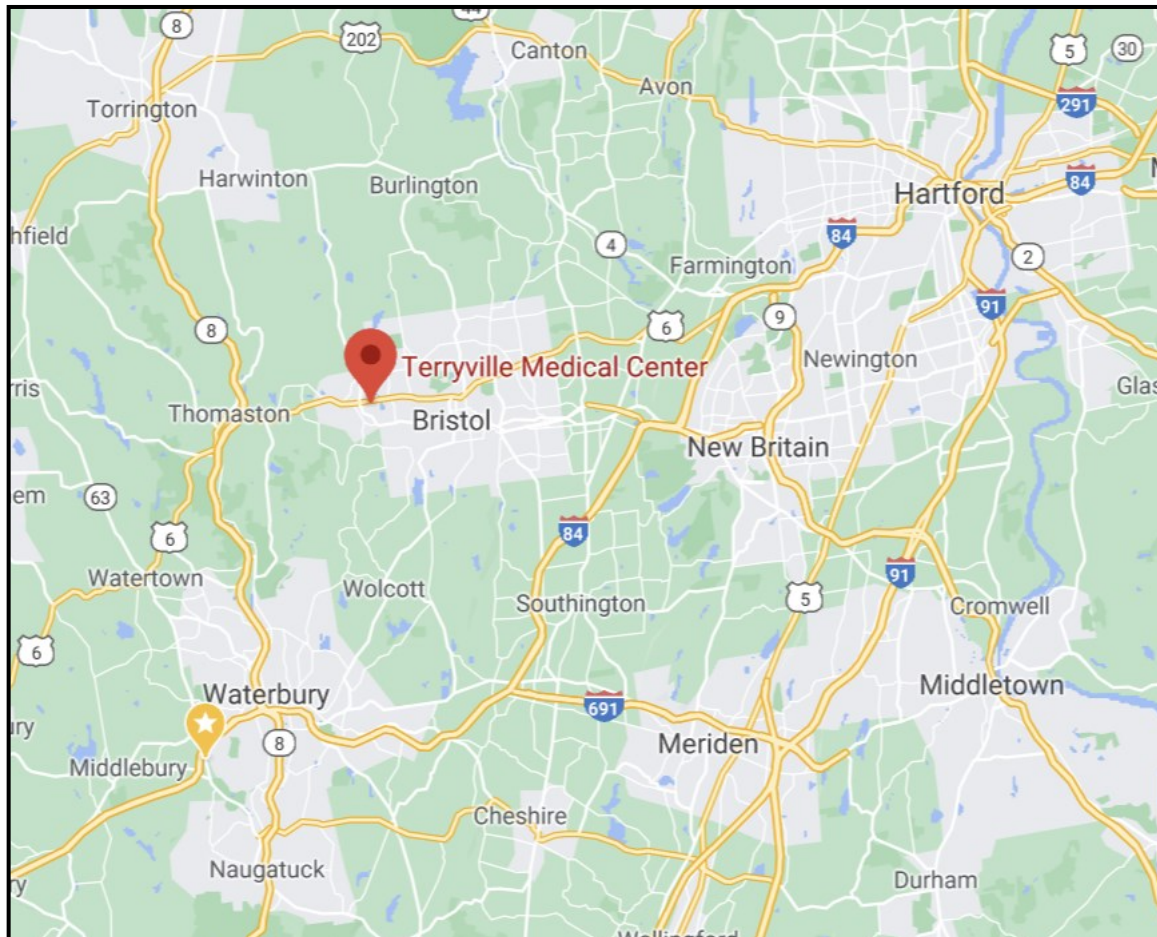
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PROPERTY DATA FORM

PROPERTY ADDRESS	27 Main Street		
CITY, STATE	Terryville, CT 06787		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	6,600 SF+/-	Air conditioning	Central
Number of Floors	2	Type of heat	Gas / Forced Air
Available SF	2,000 SF+/-	OTHER	
Office Space	Yes	Total acres	0.57
Exterior construction	Brick	Zoning	C
Interior construction	Drywall / Sheetrock	Parking	Ample
Ceiling height	10'	State Route / distance to	On Rt-6
Roof	Asphalt	State Route / distance to Rt-8	3.9 miles
Date built	1989	TERMS	
UTILITIES		Lease rate	\$8.00 Gross
Sewer	City		Plus Utilities
Water	City		
Gas	Eversource		\$1,333.33 per month
Electric	Eversource		Gross Plus Utilities,
			Landscaping, and
			Snow Plowing



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