



**24 MAIN STREET, CENTERBROOK** **\$8.90/SF**  
**AN 1,800 SF OFFICE SUITE IN THE "BUN ON THE RUN" BUILDING** **+ UTILITIES**

**FOR LEASE:** A very nice office suite at a low rent. 4 good size private offices, waiting area, kitchenette, conference room & lobby. Mostly furnished if a tenant wants to use the furniture. Tenant pays for its utilities. Landlord pays the net charges.

**Present Use:** Formerly a general contractor's office

**Potential Use:** Any office use

**Directions:** Route #9, Exit #3 – head west on Main Street past the steam train location. Go another ¼ mile to building on the left.

<b>AVAILABILITY</b>	SF Available: 1,800 SF SF Available Office:	Ceiling Height: 8' Ceiling Height:	Overhead Doors: 0 Truck Docks: 0	Minimum Subdivide: 1,800 SF
<b>BUILDING INFORMATION</b>	Stories: First Floor Area: 1,800 SF Second Floor Area: Third Floor Area: Other Floor Areas: Office Area: 1,800 SF Total Floor Area: 9,000 SF	Ceiling Height: 8' Ceiling Height: Ceiling Height: Ceiling Height:	Overhead Doors: 0 Truck Dock(s): 0 Year Built: 1969 Condition: Very Good Construction Type: Masonry & Steel Roof: Asphalt/Gable Lin. Ft. Clear Span: All	Size: Size:
<b>LAND</b>	Lot(s): 1 Area SF: 30,000 SF Acres: .60 Parking: 8+ Zoning: Commercial Restrictions/Easements: None		Frontage: 114' Depth: Varies % Land Coverage: 35% % Building Coverage Permitted: 30% Condition of site: Level/Dry	
<b>Utilities</b>	<b>Mechanical Equipment</b>	<b>Assessment</b>	<b>Transportation</b>	
Water: City Gas: Yes Volts: 220 Amps: 100 Phase: 3 Sewer: Septic	Elevator Size: None Heating: Electric Air Conditioning: Fully Sprinkler: No Other Equipment:	Land: Building: Total: Mills: Taxes: A/S: 70%	Bus Service: Yes Distance: At Door Turnpike: Route #9 Exit: #3	

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