

Office Condos For Sale or Lease

**Central Downtown
Business District**

**Convenient to
Town Hall,
banking, and a
variety of excellent
restaurants**



Lease Price:

**\$14.00 psf base rent
\$1.50 psf Common Area
Maintenance (CAM)
plus utilities**

Sale Price:

\$185.00 psf



**Built, owned, & managed
by
Denorfia Building &
Development**

**For more information,
Please contact the
Exclusive Agent:**

Ralph L. Calabrese

Liberty Centre 31 Liberty St., Southington, CT

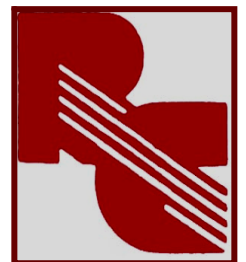


- **Newly constructed 17,000 +/- SF, three-story building with elevator**
- **Free abundant off-street parking**
- **Max. contiguous space available: 3,914 SF**

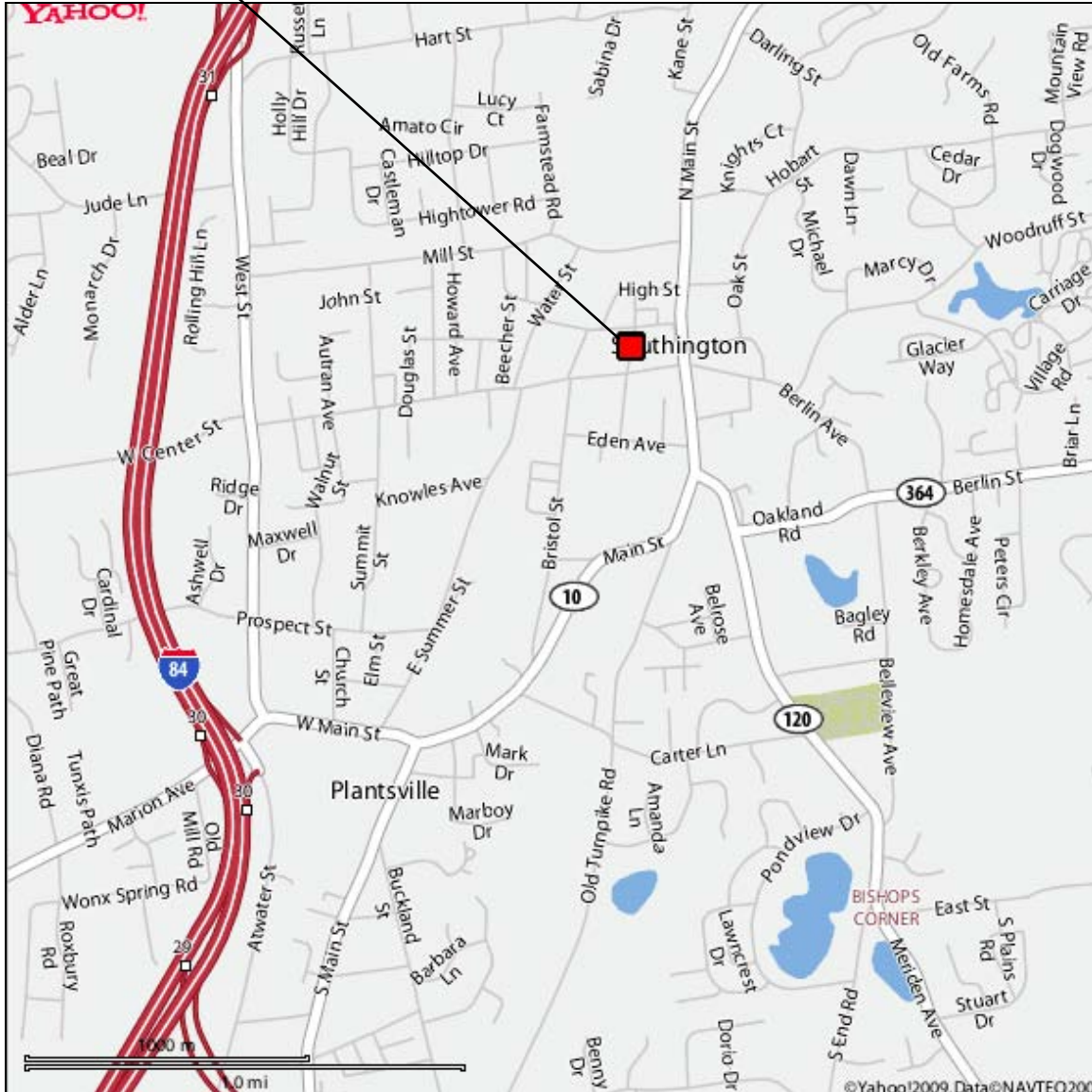
REMAINING AVAILABLE SUITES

1st Floor	Suite #108	2,172 SF	\$2,805 / mo.
	Suite #109	1,742 SF	\$2,250 / mo.
2nd Floor	Suite #209	1,857 SF	\$2,399 / mo.
	Suite #210	2,008 SF	\$2,594 / mo.

R. Calabrese Agency, LLC
553 Plank Road, Waterbury, CT 06705
Phone: 203-573-0342
Fax: 203-755-7962
rlc@calabreseagency.com



**Liberty Centre
31 Liberty Street
Southington, CT**



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Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence. No representation is made or implied by the R. Calabrese Agency, L.L.C. or its associates as to the accuracy of the information submitted herein.

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31 Liberty Street
Southington, CT**

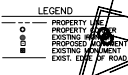


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KJA FILE NO. : 204-218
DRAWING NO. : A-3

ZONING TABLE		
ZONE - (CB) CENTRAL BUSINESS		
	<u>REQUIRED</u>	<u>EXISTING</u>
LOT AREA	8,000 SF	30,895 SF
LOT COVERAGE	75%	26.5%
FRONT YARD SETBACK	10'	11.4'
SIDE YARD SETBACK	0'	3.4'
REAR YARD SETBACK	20'	69.8'
LOT FRONTAGE	50'	173.43'
LOT IS BEING SERVED BY PUBLIC SEWER & PUBLIC WATER		



QUISENBERRY ARCARI
ARCHITECTS, LLC
www.qa-architects.com
T (860) 677-4594
F (860) 677-8534
318 Main Street
Farmington, CT 06032

A NEW OFFICE BUILDING FOR:
LIBERTY CENTRE, LLC
31 LIBERTY STREET
SOUTHINGTON, CT

Sheet Description:

FIRST LEVEL
FLOOR PLAN

Issue Dates:

10 JULY 2008

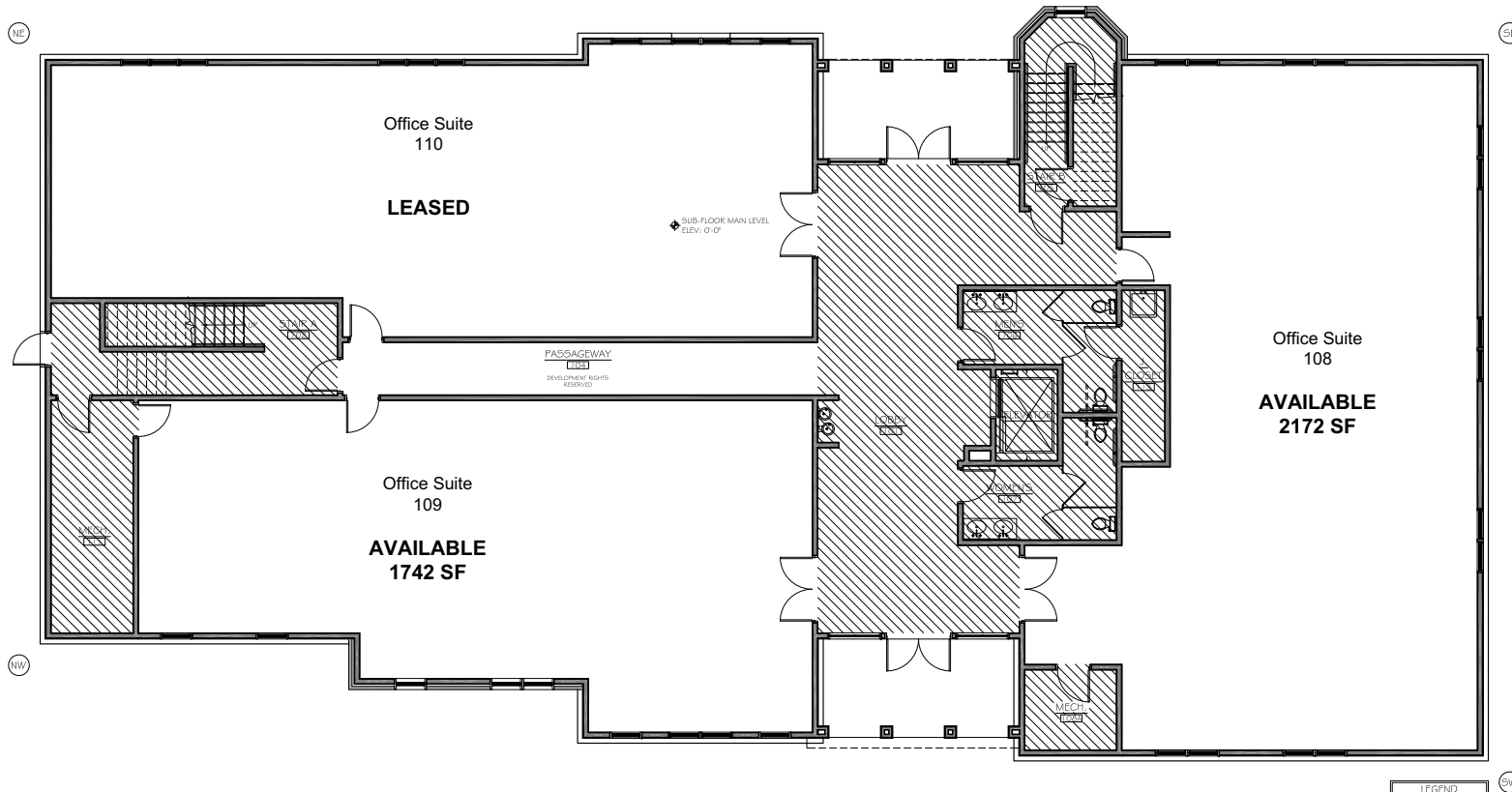
03 DECEMBER 2008

Scale: $\frac{3}{16}" = 1'-0"$

Project #: QA 0851
Drawn By: CWH

Sheet #:

A1.1



FIRST LEVEL FLOOR PLAN

0 2' 4' 6'
1



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A NEW OFFICE BUILDING FOR:
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Sheet Description:

**SECOND LEVEL
FLOOR PLAN**

Issue Dates:

10 JULY 2008

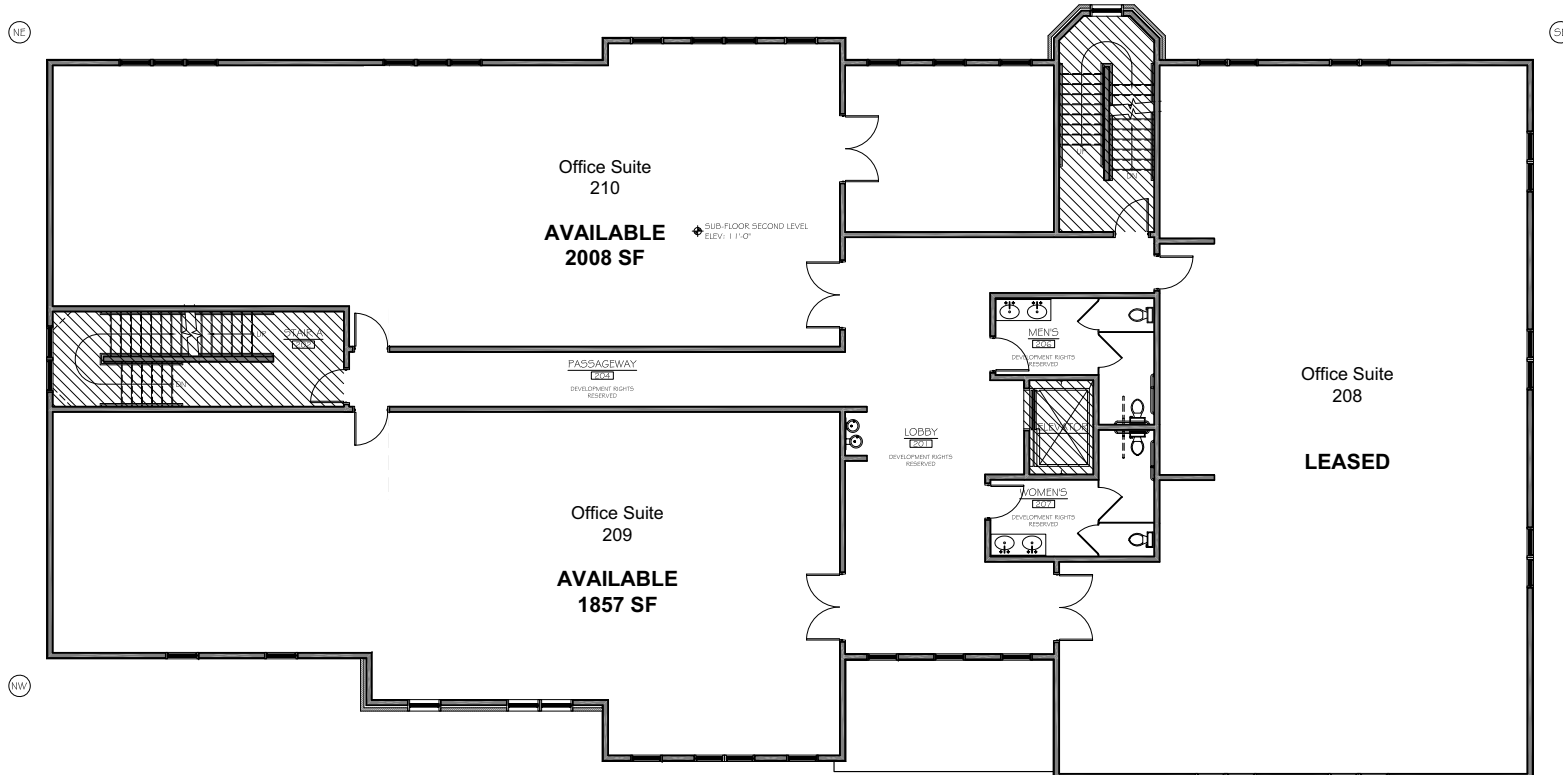
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Scale: $\frac{3}{16}" = 1'-0"$

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Drawn By: CWH

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SECOND LEVEL FLOOR PLAN



1

