

FOR LEASE | 1,770± SF & 2,900± SF OFFICE SPACES

GLASTONBURY PROFESSIONAL CENTER

131 New London Turnpike, Glastonbury, CT 06033

LEASE RATE: \$21.75/SF PLUS JANITORIAL



Ranked in Top 50
Commercial Firms in U.S.



STAY UP TO DATE ON
OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



EXIT 8

Property Highlights

- 1,770± SF & 2,900± SF
 - Lower Level Spaces
- 3 Stories
- 5/1000 parking ratio
- Zoning: CD
- Route 2, Exit 8



For more information contact: Robert Gaucher | 860-761-6007 | bgaucher@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR LEASE | 1,770± SF & 2,900± SF OFFICE SPACES

GLASTONBURY PROFESSIONAL CENTER

131 New London Turnpike, Glastonbury, CT 06033

LEASE RATE: \$21.75/SF PLUS JANITORIAL



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA	32,600± SF
AVAILABLE AREA	LL 1,770± SF & 2,900± SF
MAX CONTIGUOUS AREA	2,900± SF
WILL SUBDIVIDE TO	1,770± SF
NUMBER OF FLOORS	3 floors
FLOOR PLATE	11,000± SF
COLUMN SPACING	30' x 30'
CLEAR HEIGHT	15%
CONSTRUCTION	Brick
ROOF TYPE	Built-up
YEAR BUILT	1978, renovated 1991

SITE INFORMATION

SITE AREA	2.04 acres
ZONING	CD – Central District
PARKING	136 spaces
SIGNAGE	Directory
VISIBILITY	Excellent
HWY.ACCESS	¼ mile to Rt. 2, Rt. 3, I-91

UTILITIES

SEWER	City
WATER	City
GAS	TBD

MECHANICAL EQUIPMENT

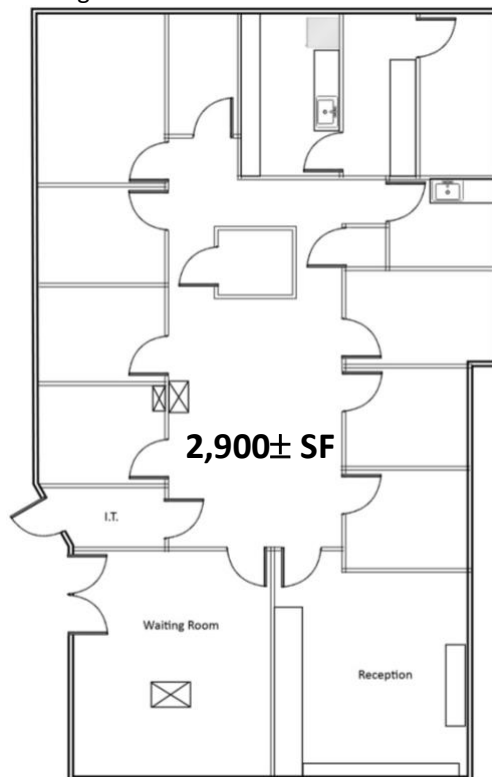
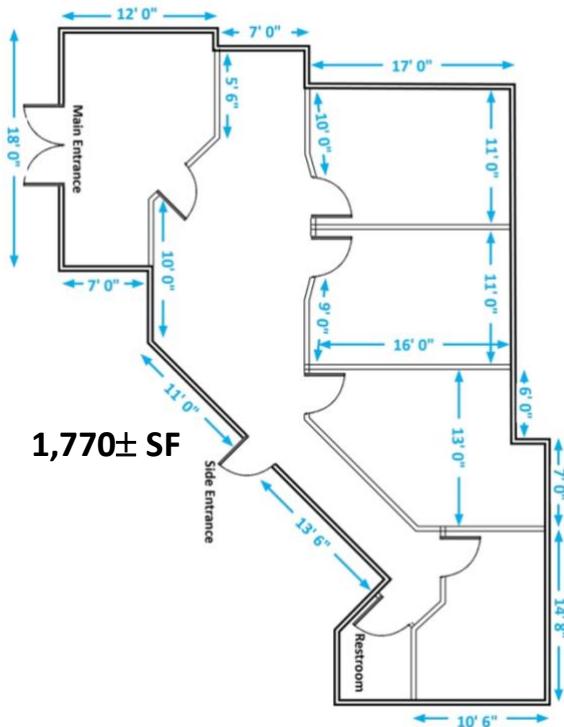
AIR CONDITIONING	Central
TYPE OF HEAT	Forced Air, Oil
SPRINKLERED	100%
ELECTRIC SERVICE	Ample
ELEVATOR(S)	1 oversized
LIGHTING	Fluorescent

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

COMMENTS Centrally located in downtown Glastonbury near restaurants, banks, post office and easy access to Rt. 2, I-91, and Rt 3.

DIRECTIONS Rt. 2 to Exit 8, turn right on Hebron Avenue, Building is on Corner of Hebron Ave and New London Turnpike



Property Highlights

- 1,770± SF & 2,900± SF
 - Lower Level Spaces
- 3 Stories
- 2.04± acres
- Newly renovated common area & building
- 5/1000 parking ratio
- Centrally located in downtown Glastonbury
- Excellent Visibility
- Zoning: CD
- Easy access to: Route 2, I-91, & Route 3
- Many area amenities

Shopping, Banking, Dining



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact: **Robert Gaucher** | 860-761-6007 | bgaucher@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.