

# FOR LEASE | 700± SF & 1,466± SF OFFICE SUITES AVAILABLE

## 3-STORY PROFESSIONAL OFFICE BUILDINGS

701-703 Hebron Avenue, Glastonbury, CT 06033

LEASE RATE: \$22/SF gross plus janitorial

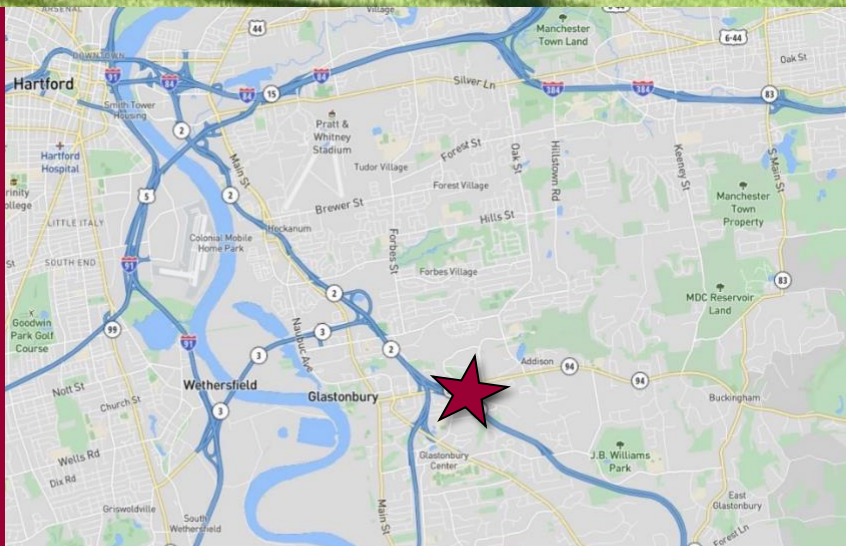


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### Property Highlights

- 701: 23,187± SF Building
- 703: 23,289± SF Building
- 2 suites available
- 2 Stories
- 2.50± acres
- Parking: 119 spaces
- Signage: Directory
- Traffic: 19,750± ADT
- Zoning: PE
- Route 2
- Many area amenities

For more information contact: **Robert Gaucher** | 860-761-6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com)

**O,R&L Commercial Integrated Real Estate Services** | [www.orlcommercial.com](http://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](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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701-703 Hebron Ave, Glastonbury, CT | LEASE RATE: \$22/SF gross plus janitorial



## BUILDING INFO

**Bldg 701**  
GROSS BLD. AREA 23,187± SF  
AVAILABLE AREA Fully Leased

CONSTRUCTION Masonry  
ROOF TYPE Flat, Membrane  
YEAR BUILT 1987

## Bldg 701

**Bldg 703**  
23,289± SF  
Ground: 700± SF & 1,466± SF  
Masonry  
Flat, Membrane  
1988

## SITE INFO

SITE AREA 2.50± acres  
ZONING PE  
PARKING 119 spaces  
SIGNAGE Directory  
VISIBILITY Hebron Ave  
HWY.ACCESS Route 2, Exit 8  
TRAFFIC COUNT 19,750± ADT

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air  
SPRINKLERED None  
ELEVATOR(S) 1

## UTILITIES

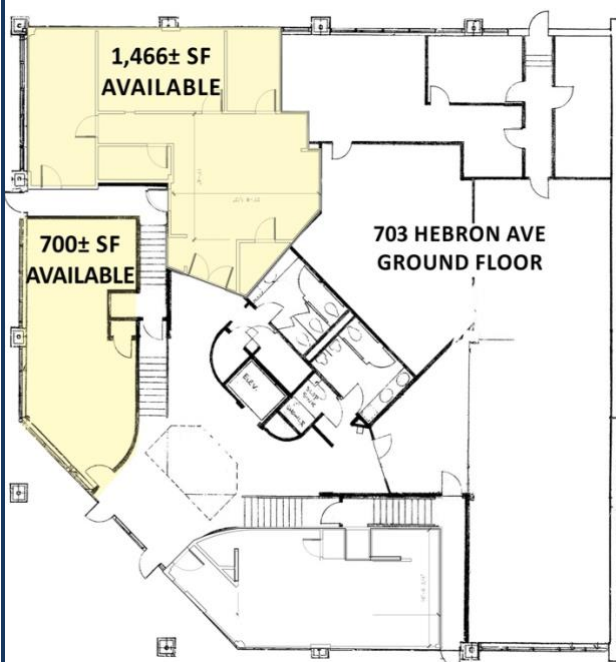
SEWER/WATER Public  
GAS Yes

## EXPENSES

RE TAXES ☐ Tenant ☒ Landlord  
UTILITIES ☐ Tenant ☒ Landlord  
INSURANCE ☐ Tenant ☒ Landlord  
MAINTENANCE ☐ Tenant ☒ Landlord  
JANITORIAL ☒ Tenant ☐ Landlord

**COMMENTS** Some units have kitchenettes. Common areas upgraded recently.

**DIRECTIONS** Rt 2 E, Exit 8, Turn left onto Hebron Ave/Rt. 94, left onto Citizens Dr. Property on right.



## Property Highlights

- 2 suites available
- 3 Stories
- 2.50± acres in PE Zone
- Parking: 119 spaces
- Signage: Directory
- Traffic: 19,750± ADT
- Route 2, Exit 8
- Many area amenities

## Common Area Renovations



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