

FOR LEASE | ERIC TOWN SQUARE PRIME OFFICE SPACES

UP TO 7,953± SF 2ND FLOOR SPACE (AVAILABLE 1/1/2025) & 1,950± SF 3RD FLOOR SPACE

120-124 Hebron Avenue, Glastonbury, CT 06033

LEASE RATE: \$21.75/SF Plus Utilities & Janitorial

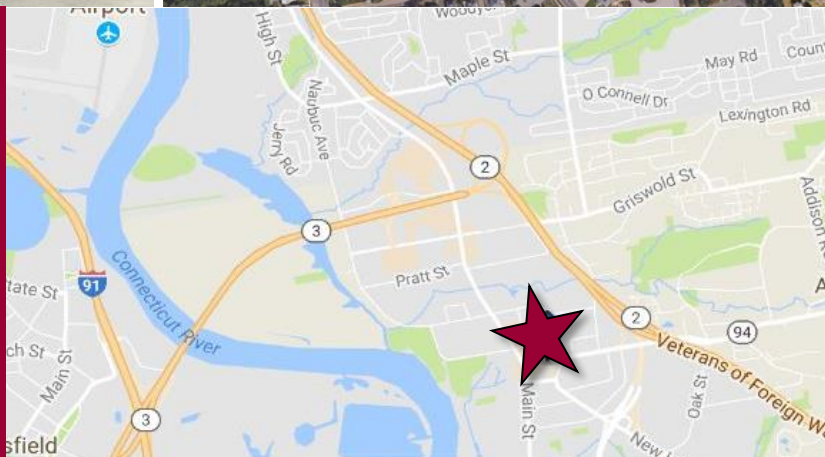


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Two spaces available
- Immediate access to restaurants and shops
- Potential building signage
- Great Views
- 3 stories
- Parking Ratio TBD
- Zoning: CD
- Easy access to Rt. 2 Exit 8

For more information contact: [Robert Gaucher](mailto:Robert.Gaucher@orlcommercial.com) | 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.

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BUILDING INFORMATION

GROSS BLD. AREA 57,158± SF
 AVAILABLE AREA 120 2ND Fl: 7,953± SF (avail. 1/1/25)
 124 3RD Fl: 1,950± SF
 MAX CONTIGUOUS AREA 7,953± SF
 NUMBER OF FLOORS 3
 CORE FACTOR 15%
 CONSTRUCTION Brick
 ROOF TYPE Hip, asphalt shingle
 YEAR BUILT 2007

SITE

SITE AREA 3.06 acres
 ZONING CD – Central District
 PARKING TBD
 SIGNAGE Directory
 VISIBILITY Excellent
 HWY.ACCESS Rt. 2, Rt. 3, I-91

UTILITIES

SEWER/WATER City
 GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Forced air, Gas
 SPRINKLERED Wet
 ELEVATOR(S) Yes

EXPENSES

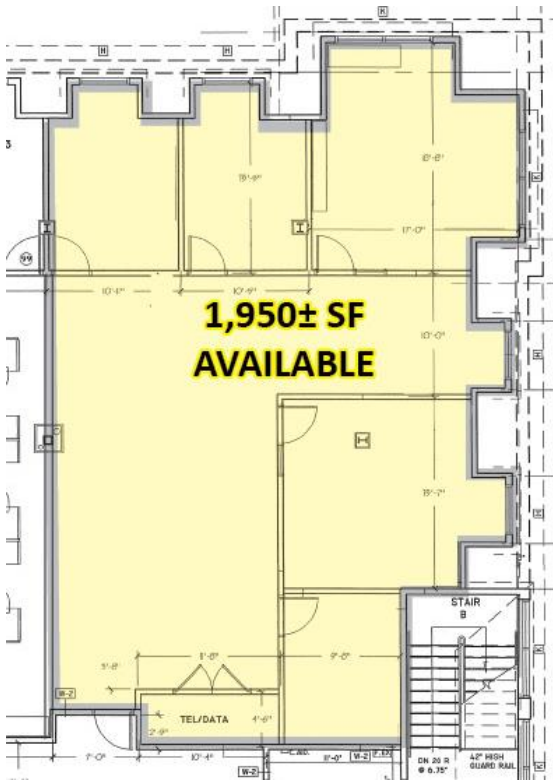
RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord

COMMENTS Superior location situated in the heart of Glastonbury. Class "A" lobby with elevator

DIRECTIONS Rt. 2 to Exit 8, turn right on Hebron Avenue, at traffic circle continue straight on Hebron Ave.

120: 2ND Fl – Up to 7,953± SF Available 1/1/2025

124: 3RD Fl – 1,950± SF Available



Property Highlights

- Two Spaces available
- Immediate access to restaurants and shops
- Potential building signage
- Parking Ratio: TBD
- Easy access to Rt. 2 Exit 8
- Immediate access to major highways
- Unparalleled design quality & building finishes
- Great Proximity to Child Care & Health Club facilities
- On-site White Tablecloth, roof-top dining
- Many area amenities Shopping, Banking, Dining



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FIND US ON



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