

FOR LEASE | 1,700± 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.



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Property Highlights

- 1,700± 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.

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BUILDING INFORMATION

GROSS BLD. AREA	32,600± SF
AVAILABLE AREA	LL 1,700± SF & 2,900± SF
MAX CONTIGUOUS AREA	1,890± SF
WILL SUBDIVIDE TO	1,890± 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

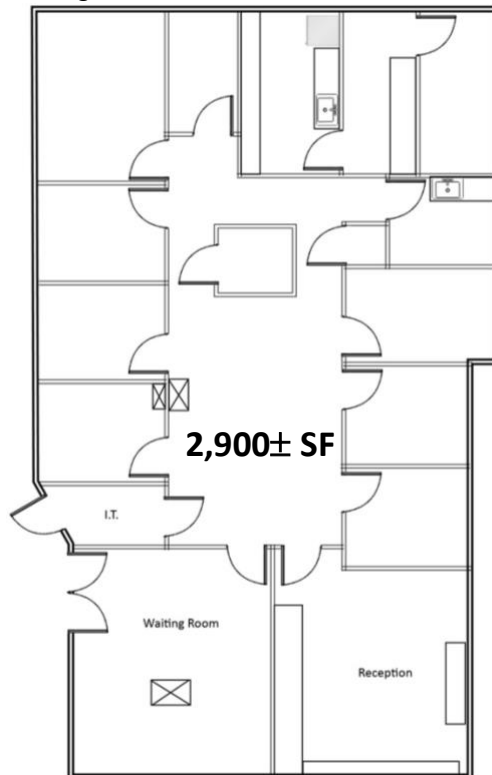
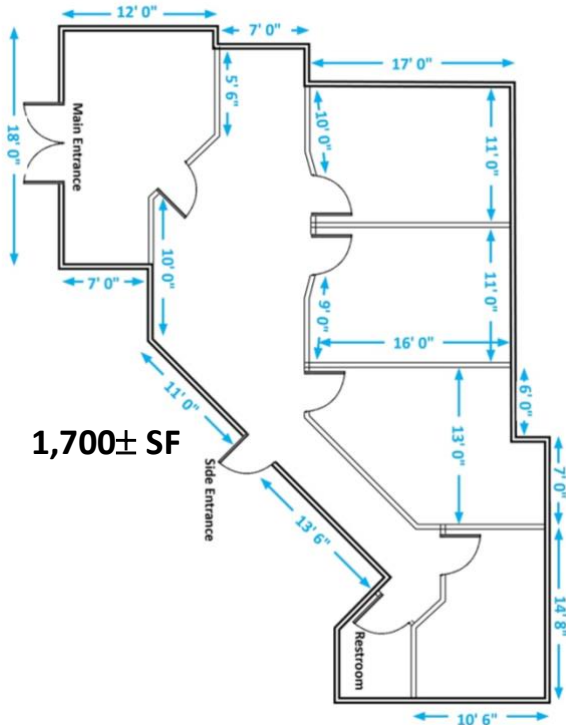
AIR CONDITIONING	Central
TYPE OF HEAT	Forced Air, Oil
SPRINKLERED	100%
ELECTRIC SERVICE	Ample
ELEVATOR(S)	1 oversized
LIGHTING	Fluorescent

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

- 1,700± 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



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