

FOR LEASE | 1,747± SF OFFICE/MEDICAL SUITE 2C

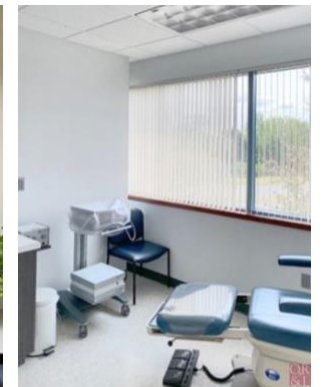
## EastPoint Business Center

360 Tolland Turnpike, Manchester, CT, 06040

LEASE RATE: CALL FOR PRICING

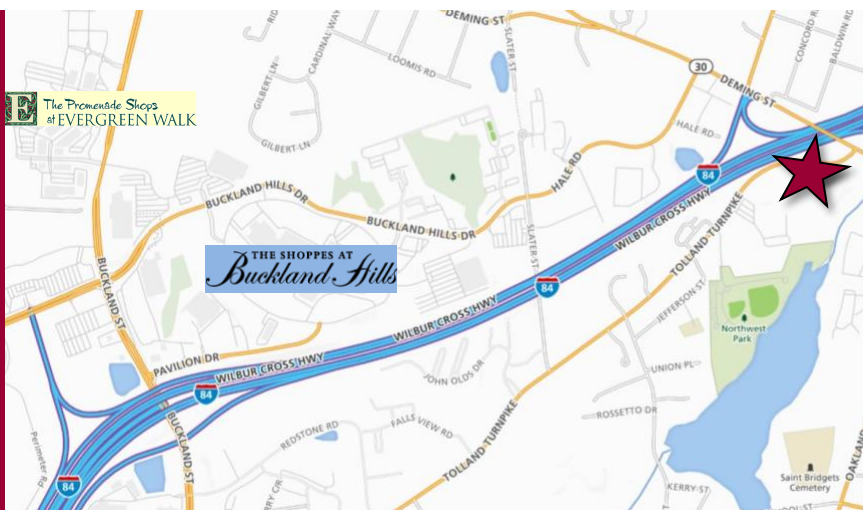


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 1,747± SF available in Suite 2C on second floor
- 3 Stories
- 177 parking spaces
- Full level parking under building
- Beautiful appointed lobby
- 1 elevator
- Traffic: 116,862 ADT I-84
- ½ mile to I-84, Exit 63
- Many area amenities

For more information contact: Jay Morris | 860-721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)

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### BUILDING INFORMATION

GROSS BLD. AREA 44,460± SF  
AVAILABLE AREA 2<sup>nd</sup> Fl: 1,747± SF  
MAX CONTIGUOUS AREA 1,747± SF  
WILL SUBDIVIDE TO 1,747± SF  
OCCUPANCY LEVEL 99%  
NUMBER OF FLOORS 3 + 1 underground parking  
CORE FACTOR 15%  
CONSTRUCTION Masonry  
ROOF TYPE Tar & Gravel  
YEAR BUILT 1989

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central air  
TYPE OF HEAT Forced Hot Air  
SPRINKLERED 100%  
ELEVATOR(S) 1

DIRECTIONS I-84, Exit 63, left onto Tolland Tpk. Property on left.

### SITE

SITE AREA 3.53 acres  
ZONING GB  
PARKING 177 Spaces  
SIGNAGE Directory  
VISIBILITY Excellent from I-84  
HWY.ACCESS ½ mile to I-84, Exit 63  
TRAFFIC COUNT 6,600 ADT on Tolland Tpk  
109,500 ADT on I-84

### UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Public Connected

### EXPENSES

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

AREA RETAIL Buckland Mall, Evergreen Walk, Walmart, Big Y, TD Bank, McDonald's, Dunkin Donuts, etc.

COMMENTS Property is conveniently located off I-84 at Exit 63 near many amenities.

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- Traffic: 116,862 ADT on I-84
- ½ mile to I-84, Exit 63
- Many area amenities
  - Shopping, Banking, Dining



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FIND US ON



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