

FOR LEASE | 664± SF & 1,466± SF OFFICE SUITES AVAILABLE

3-STORY PROFESSIONAL OFFICE BUILDINGS

701-703 Hebron Avenue, Glastonbury, CT 06033

LEASE RATE: STARTING AT \$19.00/SF FULL SERVICE GROSS

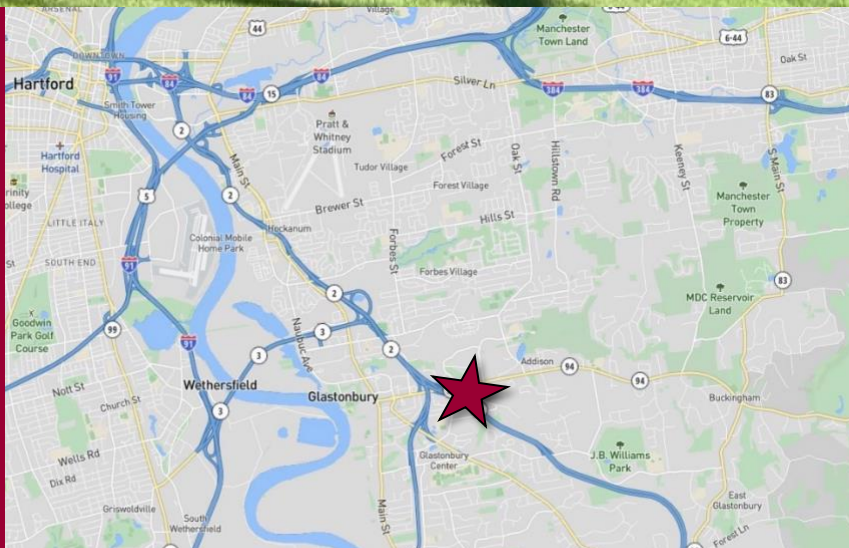


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Property Highlights

- 701: 23,187± SF Building
- 703: 23,289± SF Building
- Two 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

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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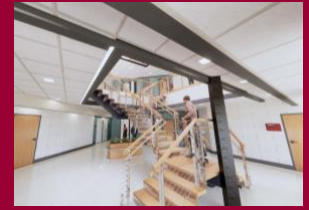


BUILDING INFO		Bldg 701	Bldg 703	SITE INFO	
GROSS BLD. AREA	23,187± SF	23,289± SF	23,289± SF	SITE AREA	2.50± acres
AVAILABLE AREA	Fully Leased	Ground: 664± SF & 1,466± SF	Ground: 664± SF & 1,466± SF	ZONING	PE
CONSTRUCTION	Masonry	Masonry	Masonry	PARKING	119 spaces
ROOF TYPE	Flat, Membrane	Flat, Membrane	Flat, Membrane	SIGNAGE	Directory
YEAR BUILT	1987	1988	1988	VISIBILITY	Hebron Ave
			HWY.ACCESS	Route 2, Exit 8	
			TRAFFIC COUNT	19,750± ADT	
MECHANICAL EQUIPMENT			EXPENSES		
AIR CONDITIONING	Central Air	Central Air	RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
TYPE OF HEAT	Gas, Forced Air	Gas, Forced Air	UTILITIES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
SPRINKLERED	None	None	INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
ELEVATOR(S)	1	1	MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
			JANITORIAL	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES					
SEWER/WATER	Public	Public			
GAS	Yes	Yes			
COMMENTS Some units have kitchenettes. Common areas being upgraded.					
DIRECTIONS Rt 2 E, Exit 8, Turn left onto Hebron Ave/Rt. 94, left onto Citizens Dr. Property on right.					

Property Highlights

- Two 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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