

# FOR LEASE | MEDICAL/OFFICE SUITES

## Up to 6,489± SF OF PRIME MEDICAL SPACE

GLASTONBURY WELLNESS CENTER, 622 Hebron Avenue, Glastonbury, CT 06033

LEASE RATE: \$18.75/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



### STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below  
with the camera on your  
smart phone to sign-up for  
email notifications.



### Property Highlights

- Up to 6,489± SF Available
- 1<sup>ST</sup> Fl: 2,521± SF and 1,765± SF
- 2<sup>ND</sup> Fl: 6,489± SF
- Will subdivide
- 222 parking spaces
- Traffic Count: 21,000± ADT
- ¼ mile from Rt. 2 Exit 8
- Corporate Park Location
- Tenant Improvement Options Available
- Clean-Air equipped with NPBI
- Many area amenities

For more information contact: Jay L Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



# FOR LEASE | MEDICAL/OFFICE SUITES

## Up to 6,489± SF OF PRIME MEDICAL SPACE

GLASTONBURY WELLNESS CENTER, 622 Hebron Avenue, Glastonbury, CT 06033

LEASE RATE: \$18.75/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.

### BUILDING INFORMATION

GROSS BLD. AREA 50,119± SF  
 AVAILABLE AREA 1<sup>st</sup> Fl Ste 101: 1,765± SF  
 1<sup>st</sup> Fl Ste 104: 2,521± SF  
 2<sup>nd</sup> Fl: 6,489± SF  
 MAX CONTIGUOUS AREA 4,089± SF  
 WILL SUBDIVIDE TO 1,765± SF  
 NUMBER OF FLOORS 2  
 CONSTRUCTION Brick / Steel Frame  
 ROOF TYPE Tar & Gravel  
 YEAR BUILT 1983

### SITE

SITE AREA 3.78 acres  
 ZONING PC  
 PARKING 222 parking spaces  
 SIGNAGE Directory, Monument  
 HWY.ACCESS ¼ mile to Rt. 2, Exit 8  
 TRAFFIC COUNT 21,000± ADT

### UTILITIES

SEWER/WATER Public  
 GAS Yes

### EXPENSES

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

All Expenses above = \$13.50/SF

### MECHANICAL EQUIPMENT

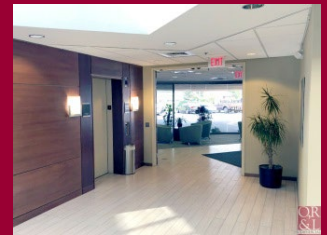
AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas Fired  
 SPRINKLERED Yes, Wet  
 ELEVATOR(S) Yes

**COMMENTS** High quality medical office building with Healthtrax Fitness & Wellness Center. Suites will subdivide. Common areas have been renovated. Tenant Improvement Options Available. Building is clean air equipped with NPBI air purification systems.

**DIRECTIONS** Rt. 2 S to exit 8, left on Hebron Ave.  
 Rt. 2 N to exit 8, right on Oakwood Ave, immediate right onto Hebron Ave.

### Property Highlights

- Up to 6,489± SF Available
- 1<sup>st</sup> Fl: 2,521± SF & 1,765± SF
- 2<sup>nd</sup> Fl: 6,489± SF
- Will subdivide
- 222 parking spaces
- Traffic Count: 21,000± ADT
- ¼ mile from Rt. 2 Exit 8
- Corporate Park Location
- Tenant Improvement Options Available
- Clean-Air equipped with NPBI
- Many area amenities



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact: Jay L Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@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  
 While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



Ranked in Top 50  
Commercial Firms in U.S.

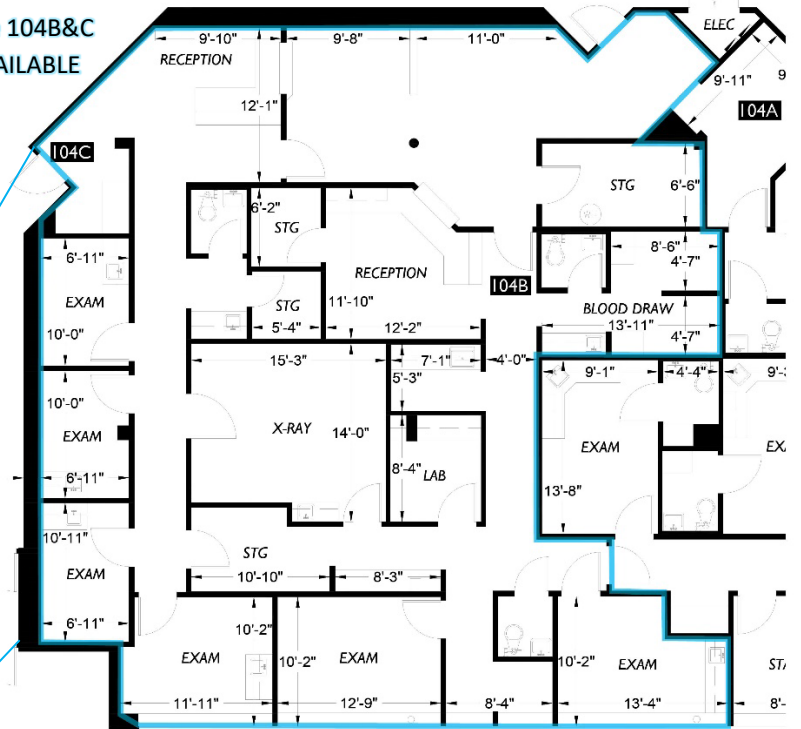
# FOR LEASE | MEDICAL/OFFICE SUITES

## Up to 6,489± SF OF PRIME MEDICAL SPACE

GLASTONBURY WELLNESS CENTER, 622 Hebron Avenue, Glastonbury, CT 06033

LEASE RATE: \$18.75/SF NNN

**1<sup>st</sup> Floor Suite 104B&C**  
2,521± SF AVAILABLE

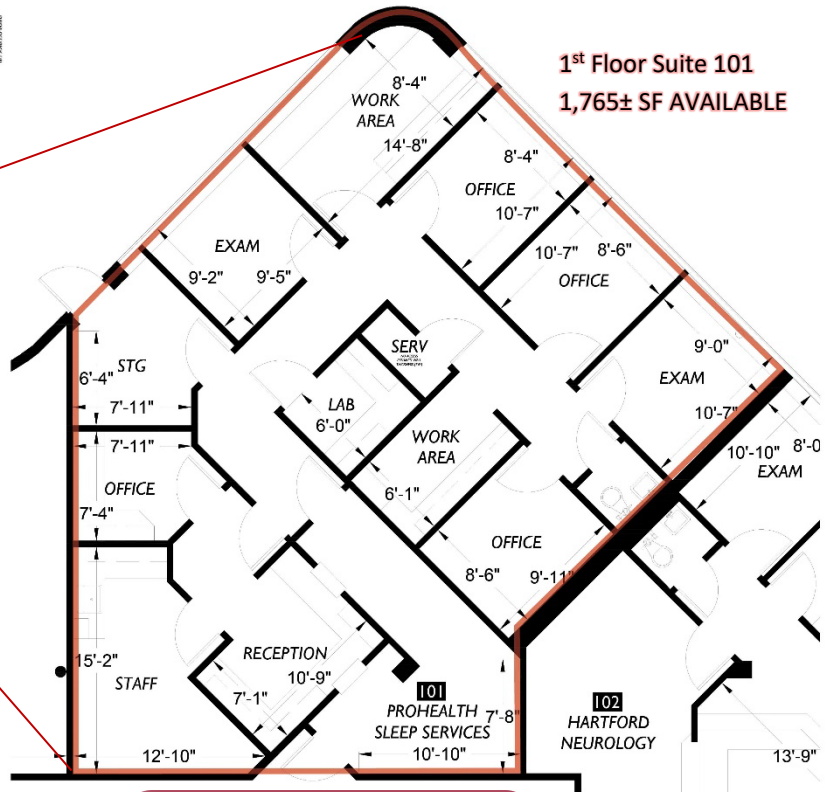


**SUITE 104B&C**  
2,521± SF



**SUITE 101**  
1,765± SF

**1<sup>st</sup> Floor Suite 101**  
1,765± SF AVAILABLE



Parking



For more information contact: Jay L Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



# FOR LEASE | MEDICAL/OFFICE SUITES

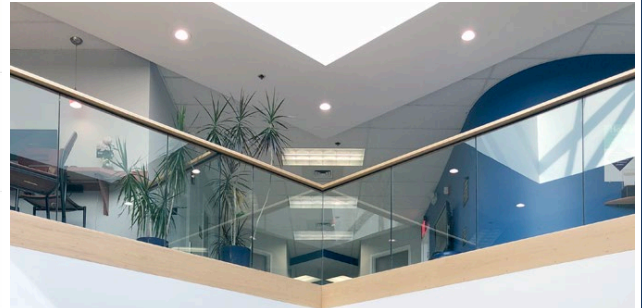
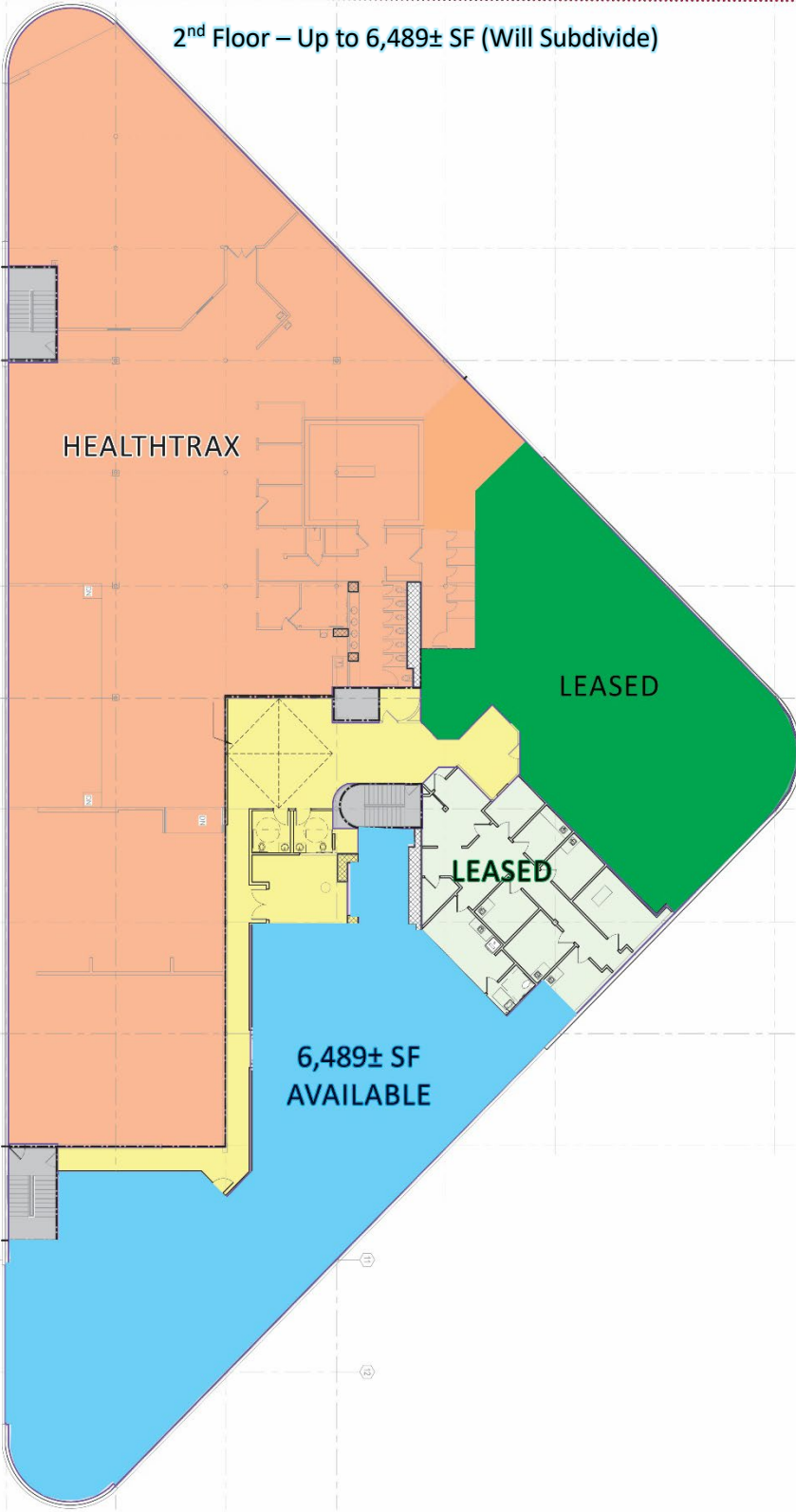
## Up to 6,489± SF OF PRIME MEDICAL SPACE

GLASTONBURY WELLNESS CENTER, 622 Hebron Avenue, Glastonbury, CT 06033

LEASE RATE: \$18.75/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



For more information contact: Jay L Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.