

FOR LEASE | 1,189± SF, & 1,350± SF OFFICE SPACES EASY ACCESS TO ROUTE 2

76 Eastern Boulevard, Glastonbury, CT 06033

LEASE RATE: \$16.50/RSF Gross Plus Janitorial

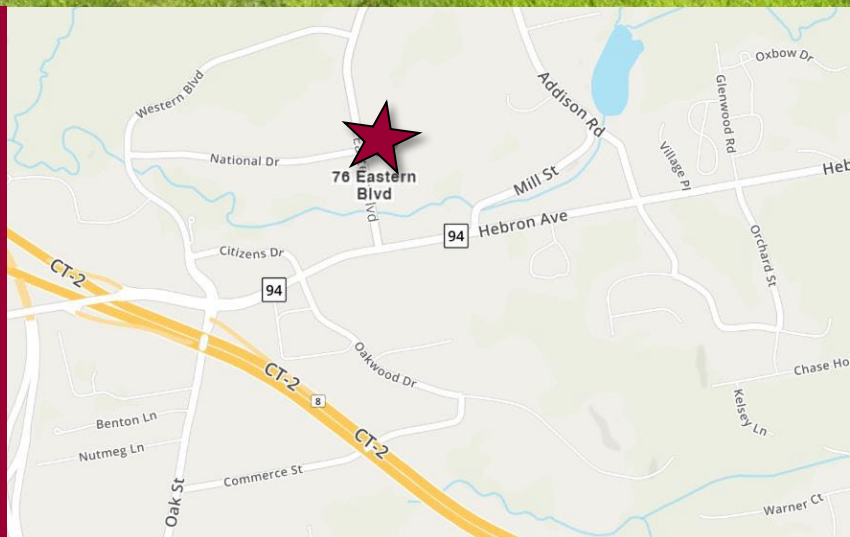


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Suite C - 1,350± RSF
- Suite D - 1,189± RSF
- 2 Stories
- 49 Parking Spaces
- Zoning: PE
- ½ mile to Route 2
- Class 'A' restrooms and common areas
- Many area amenities
 - Shopping
 - Banking
 - Dining

For more information contact: **Robert Gaucher** | 860-761-6007 | bgoucher@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
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 15,000± SF
 AVAILABLE AREA 1,189± SF & 1,350± SF on LL
 MAX CONTIGUOUS AREA 1,350± SF
 WILL SUBDIVIDE TO 1,189± SF
 NUMBER OF FLOORS 2
 COLUMN SPACING Varies
 CONSTRUCTION Wood and Steel
 YEAR BUILT 1979

SITE

SITE AREA 2.11 acres
 ZONING Planned Employment
 PARKING 49 spaces
 SIGNAGE Yes
 HWY.ACCESS ½ mile from Rt. 2

UTILITIES

SEWER City
 WATER City
 GAS CNG

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas hot air
 SPRINKLERED None
 ELECTRIC SERVICE TBD
 ELEVATOR(S) None

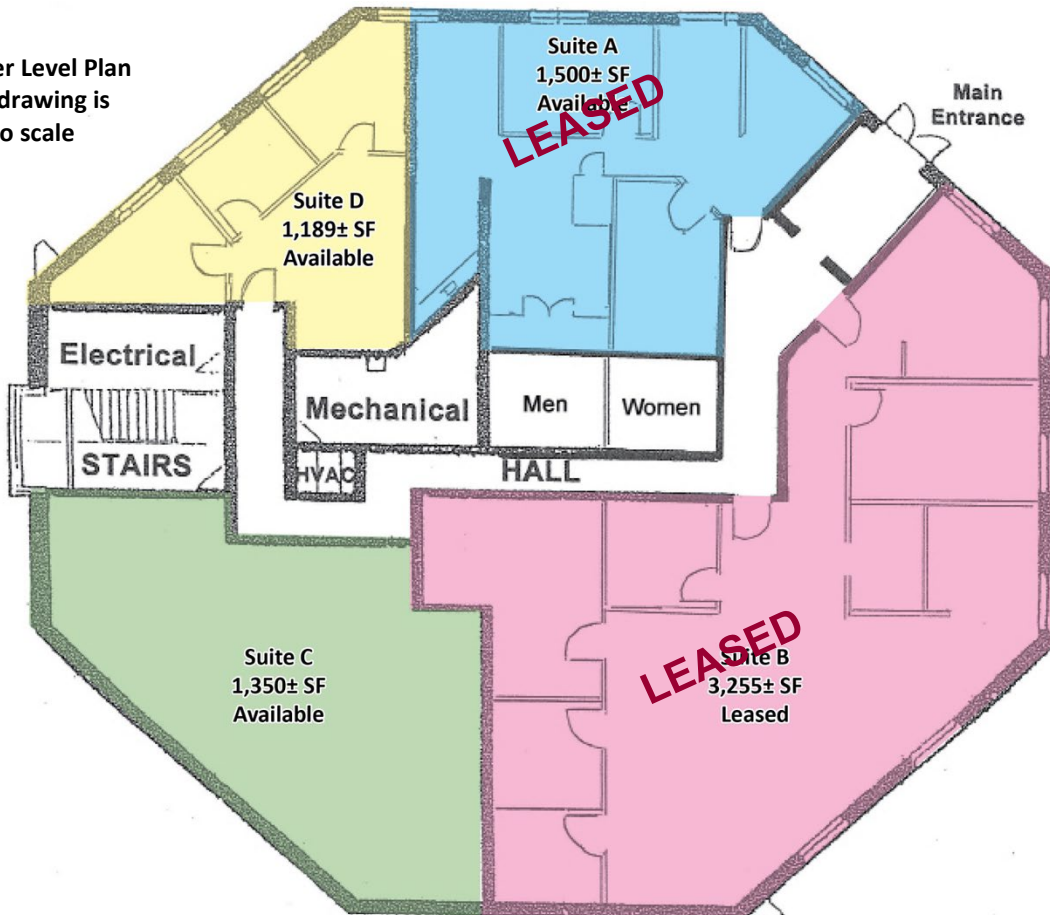
EXPENSES

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

COMMENTS Class "A" restrooms and common areas.

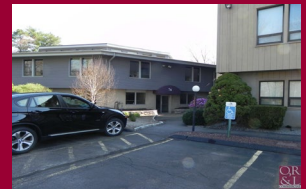
DIRECTIONS Rt. 2 to Exit 8, left onto Hebron Avenue, Left onto Eastern Blvd.

Lower Level Plan
 This drawing is
 not to scale



Property Highlights

- Suite C - 1,350± RSF
- Suite D - 1,189± RSF
- 2 Stories
- 49 Parking Spaces
- On-building signage
- Zoning: PE
- 1/2 mile to Rt. 2
- Class "A" restrooms and common areas
- Many area amenities
 - Shopping
 - Banking
 - Dining



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