

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.



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Property Highlights

- Up to 6,489± SF Available
- 1ST Fl: 2,521± SF and 1,765± SF
- 2ND Fl: Up to 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

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

MECHANICAL EQUIPMENT

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

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

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.

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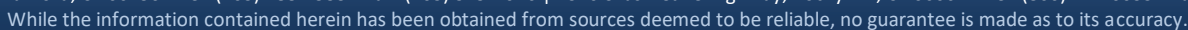
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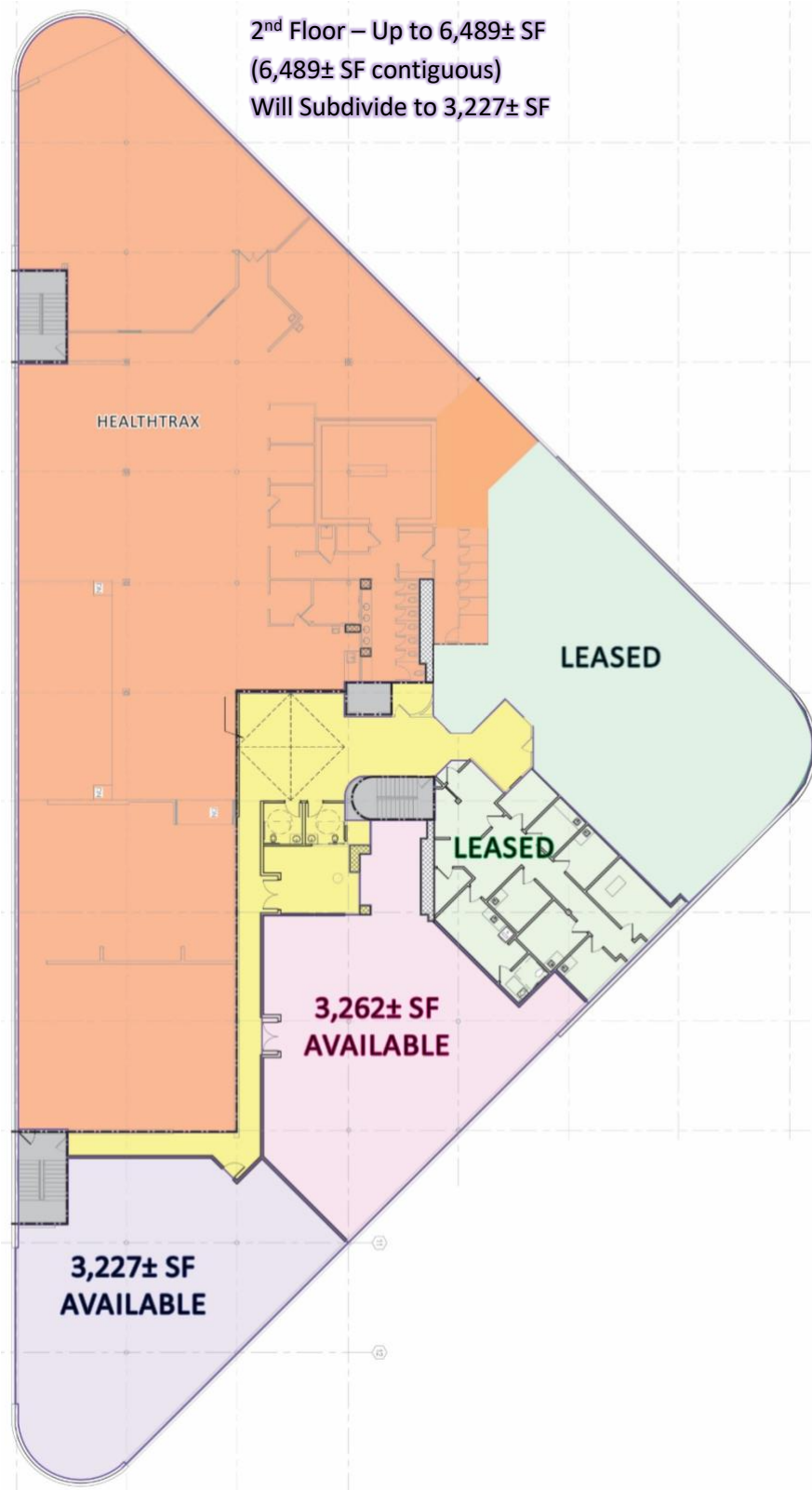
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