

FOR LEASE | 1,330± SF OFFICE SUITE IDEALLY SUITED FOR SMALL OFFICE USERS

78 Eastern Boulevard, Glastonbury, CT 06033

LEASE RATE: \$16.50/SF plus janitorial

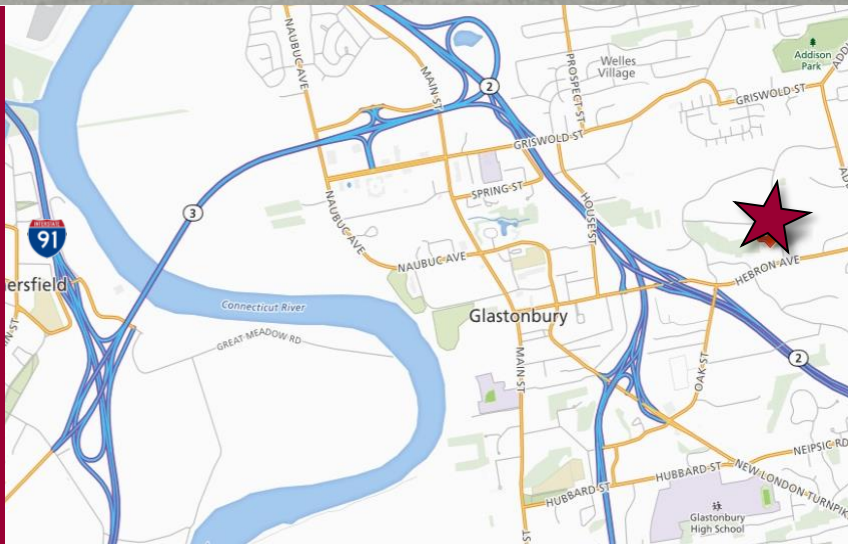


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 14,860 SF Office Building
- 1 office suite available
 - 1,330± SF on 1st Level
- 3 floors
- 4/1000 parking ratio
- Zoning: PE
- Rt 2 Exit 8
- 1 mile to downtown Glastonbury
- 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

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 14,860± SF
AVAILABLE AREA 1st Level: 1,330± SF
MAX CONTIGUOUS AREA 1,330± SF
WILL SUBDIVIDE TO 1,330± SF
NUMBER OF FLOORS 3 (Ground, 1st Level, 2nd Level)
CORE FACTOR ±16%
CONSTRUCTION Steel Frame
ROOF TYPE Asphalt shingles
YEAR BUILT 1985

SITE

SITE AREA 1± acres
ZONING Planned Employment
PARKING 4/1000 ratio
SIGNAGE Yes
HWY.ACCESS < 1 mile to Rt. 2 Exit 8

UTILITIES

SEWER City
WATER City
GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas
SPRINKLERED No
ELEVATOR(S) Yes, 1 passenger

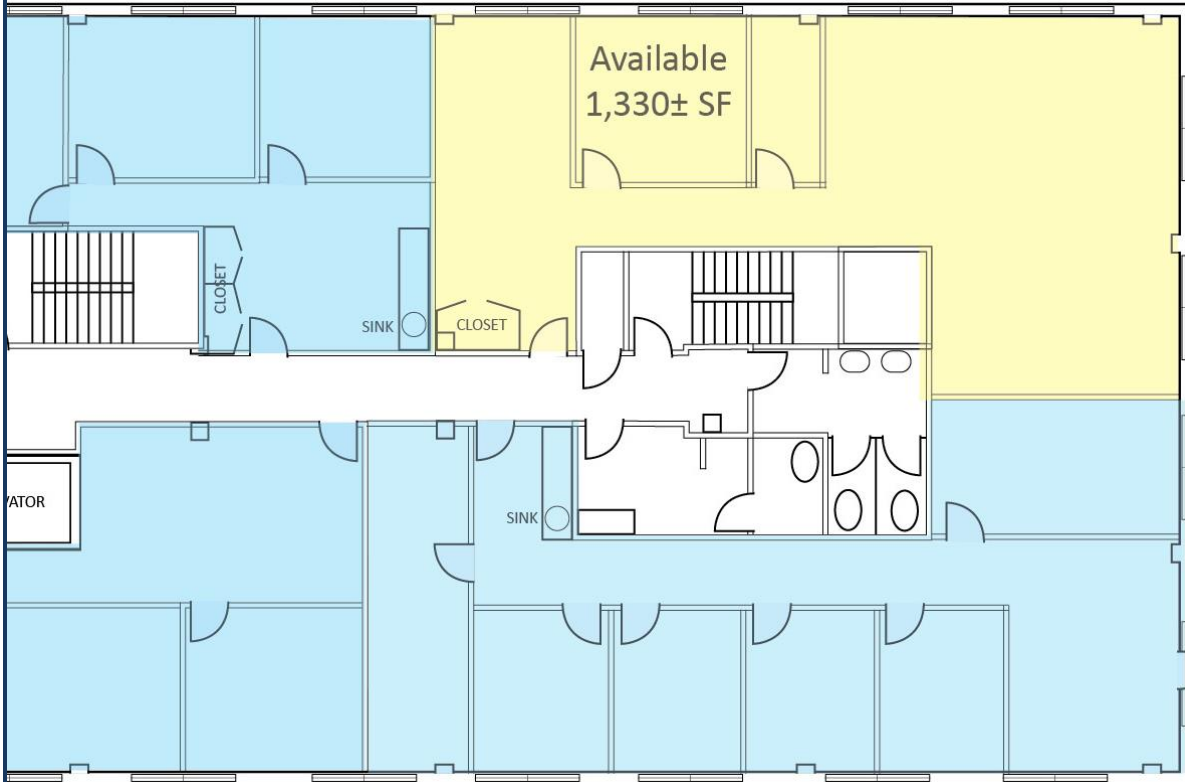
EXPENSES

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

COMMENTS Minutes to downtown Hartford, one mile to downtown Glastonbury.

DIRECTIONS I-91 S to Exit 24. Turn right onto Rt. 99 South/Silas Deane Highway.

1st Level: 1,330± SF



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