

FOR LEASE | 414± SF OFFICE SPACE

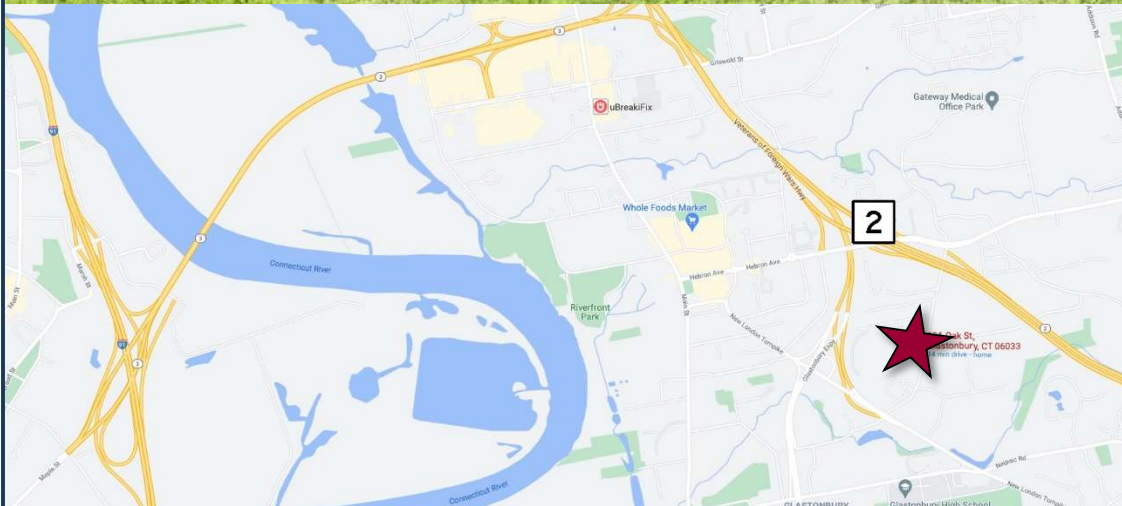
SINGLE STORY OFFICE BUILDING

131 Oak Street, Glastonbury, CT 06033

LEASE RATE: \$19.50/SF PLUS JANITORIAL

**O,R
&L**
Celebrating over
YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 9,616± SF Building
- 414± SF Available
- 1 Story
- 2.13± Acres
- 28 Parking Spaces
- Pylon Signage
- Zoning: PC
- Frontage: 547'
- Traffic: 13,200± ADT
- Route 2, Exit 7
- 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 9,616± SF
AVAILABLE AREA 414± SF
NUMBER OF FLOORS 1
CONSTRUCTION Brick / Masonry
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1949, Renovated 2012

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED No
ELECTRIC SERVICE TBD
GENERATOR Full Building

COMMENTS Perfect for small office user. Building substantially renovated in 2012.

SITE INFORMATION

SITE AREA 2.13± acres
ZONING PC
PARKING 28 spaces
SIGNAGE Pylon
VISIBILITY Excellent
FRONTAGE 547' on Oak St
HWY.ACCESS Route 2, Exit 7
TRAFFIC COUNT 13,200± ADT

UTILITIES

SEWER Public
WATER Public
GAS Yes

EXPENSES

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

DIRECTIONS Route 2, Exit 7. Keep left onto New London Tpke. Turn left onto Oak St.

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 - Shopping
 - Banking
 - Dining



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