

FOR LEASE | 4,600± SF OFFICE SUITE

HANDICAP ACCESSIBLE | PRIVATE RESTROOMS | FULL KITCHEN ON 2<sup>ND</sup> FLOOR

110 National Drive, Glastonbury, CT 06033

LEASE RATE: \$16.50/SF plus Janitorial

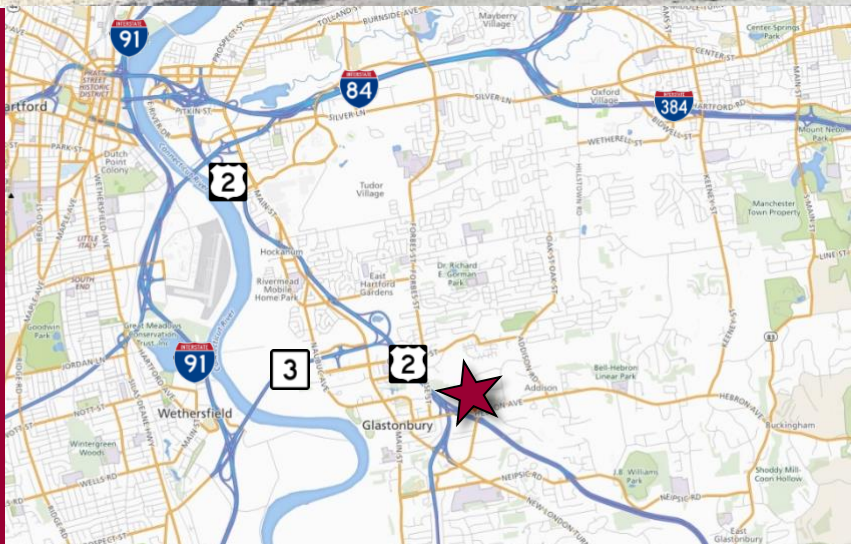


Ranked in Top 50  
Commercial Firms in U.S.



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Property Highlights

- 1 office suite available
- 2<sup>nd</sup> Fl: 4,600± SF
- 3 Stories
  - LL & Middle fl. at grade
- 4.59 Acres
- 74 Parking spaces
- Signage: Monument
- Backup Generator
- Zoning: PE
- Rt 2 Exit 8

For more information contact: **Robert Gaucher** | 860.761.6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@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.

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## BUILDING INFORMATION

|                     |                                      |
|---------------------|--------------------------------------|
| GROSS BLD. AREA     | 15,524± SF                           |
| AVAILABLE AREA      | 2 <sup>nd</sup> Fl: 4,600± SF        |
| MAX CONTIGUOUS AREA | 4,600± SF                            |
| WILL SUBDIVIDE TO   | 4,600± SF                            |
| NUMBER OF FLOORS    | 3 (LL & 2 <sup>nd</sup> Fl at grade) |
| FLOOR PLATE         | 5,175± SF                            |
| CORE FACTOR         | (Varies per fl) less than 10%        |
| CONSTRUCTION        | Steel Frame, Wood Joists             |
| ROOF TYPE           | Flat, Rubber Membrane                |
| YEAR BUILT          | 1984                                 |

## MECHANICAL EQUIPMENT

|                  |             |
|------------------|-------------|
| AIR CONDITIONING | Central Air |
| TYPE OF HEAT     | Heat Pumps  |
| SPRINKLERED      | No          |
| ELEVATOR(S)      | No          |
| GENERATOR        | Yes         |

## SITE

|            |                         |
|------------|-------------------------|
| SITE AREA  | 4.59 acres              |
| ZONING     | PE                      |
| PARKING    | 74 spaces, 4/1000 ratio |
| SIGNAGE    | Monument                |
| HWY.ACCESS | Route 2, Exit 8         |

## UTILITIES

|       |         |
|-------|---------|
| SEWER | Public  |
| WATER | Public  |
| GAS   | Propane |

## EXPENSES

|             |                                            |                                              |
|-------------|--------------------------------------------|----------------------------------------------|
| RE TAXES    | <input type="checkbox"/> Tenant            | <input checked="" type="checkbox"/> Landlord |
| UTILITIES   | <input type="checkbox"/> Tenant            | <input checked="" type="checkbox"/> Landlord |
| INSURANCE   | <input type="checkbox"/> Tenant            | <input checked="" type="checkbox"/> Landlord |
| MAINTENANCE | <input type="checkbox"/> Tenant            | <input checked="" type="checkbox"/> Landlord |
| JANITORIAL  | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord            |

**COMMENTS** Private restrooms. Full kitchen on 2<sup>nd</sup> Floor. Handicapped accessible.

**DIRECTIONS** Rt. 2 to exit 8; east on Hebron Ave; north on Western Blvd. or Eastern Blvd. to National Dr

## Property Highlights

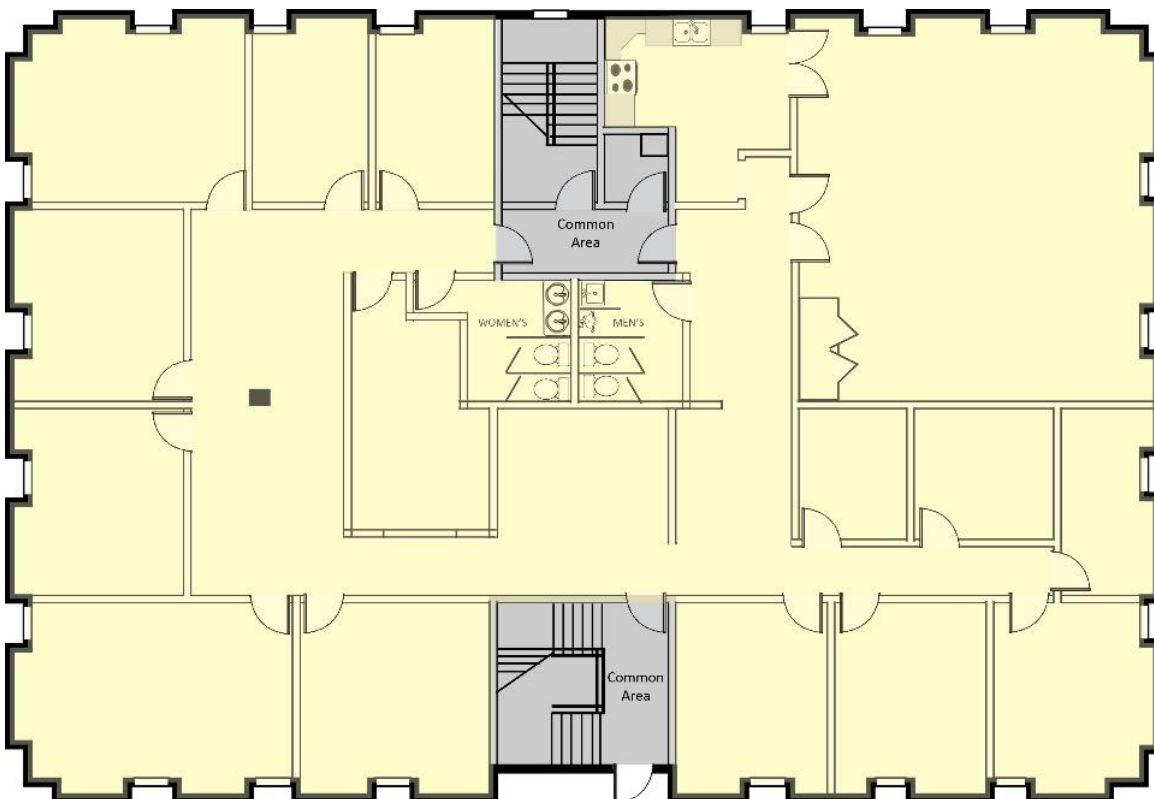
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- 2<sup>nd</sup> Fl: 4,600± SF
- 3 Stories
  - LL & Middle fl. at grade
- 4.59 Acres
- 74 Parking spaces
- Signage: Monument
- Backup Generator
- Zoning: PE
- Rt 2 Exit 8
- Many area amenities
  - Shopping
  - Banking
  - Dining



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