



### PROPERTY DESCRIPTION

Prime turnkey space ideal for professional services, law firms, and other professional businesses. This 1,344 SF space features multiple private offices, a lounge area, and a beautiful corner office, catering to a variety of business needs. With ample parking and flexible lease terms, it's the perfect choice for businesses seeking a convenient and adaptable workspace.

### HIGHLIGHTS

- Flexible lease terms
- Turnkey space with multiple private offices
- Ample parking
- Great proximity to Glastonbury center and highway ramp
- Private space with two separate entrances

### OFFERING SUMMARY

|                  |                        |
|------------------|------------------------|
| Lease Rate:      | \$2,500 per month (MG) |
| Number of Units: | 1                      |
| Available SF:    | 1,344 SF               |
| Lot Size:        | 0.34 Acres             |
| Building Size:   | 2,920 SF               |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 114        | 503       | 2,298     |
| Total Population  | 212        | 944       | 4,441     |
| Average HH Income | \$97,405   | \$105,266 | \$121,066 |

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15 CONCORD ST | GLASTONBURY, CT 06033

OFFICE BUILDING FOR LEASE

**NAI** Lexington  
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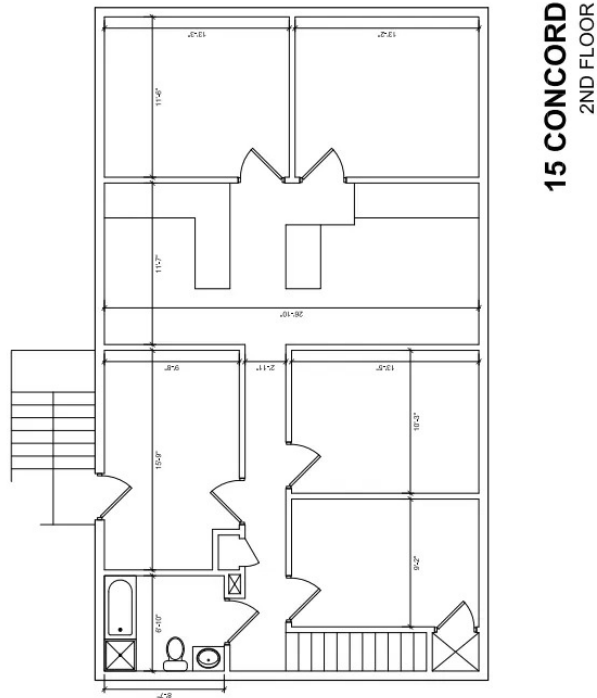
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OFFICE BUILDING FOR LEASE



15 CONCORD  
2ND FLOOR



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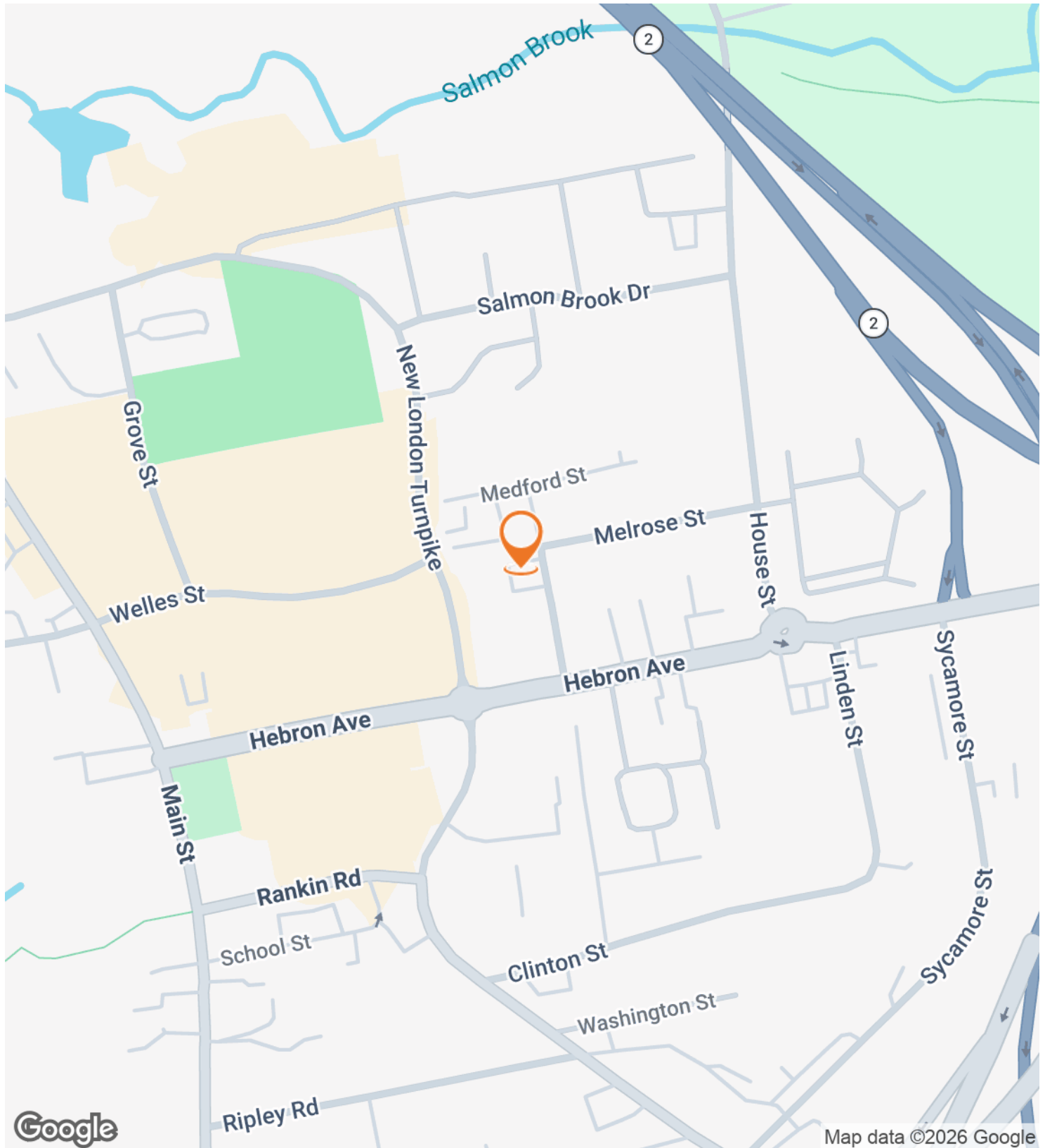
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OFFICE BUILDING FOR LEASE



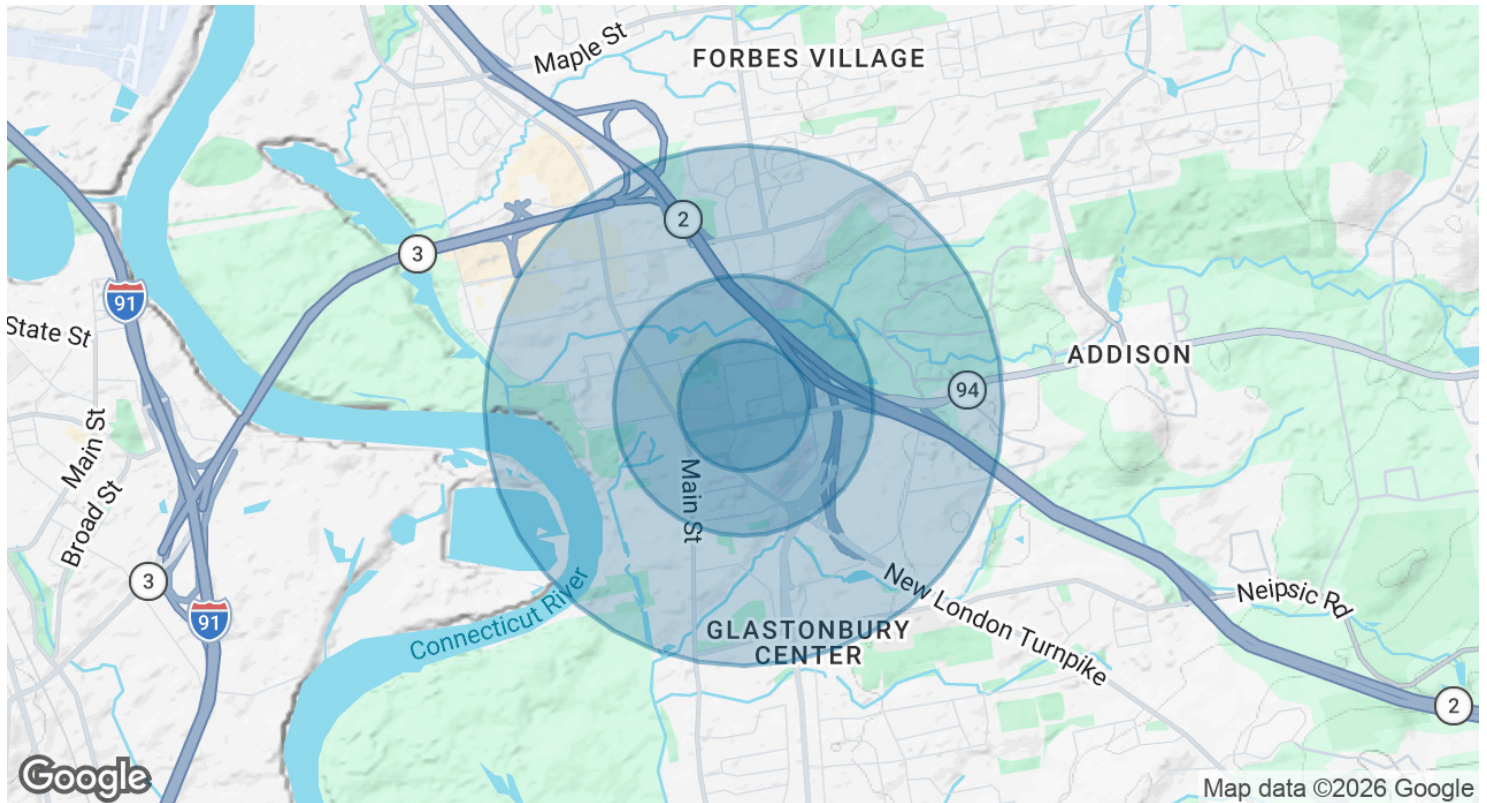
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**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

|                      |      |      |       |
|----------------------|------|------|-------|
| Total Population     | 212  | 944  | 4,441 |
| Average Age          | 48.1 | 45.9 | 44.3  |
| Average Age (Male)   | 40.8 | 41.3 | 40.3  |
| Average Age (Female) | 48.6 | 46.9 | 46.9  |

**HOUSEHOLDS & INCOME****0.25 MILES****0.5 MILES****1 MILE**

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 114       | 503       | 2,298     |
| # of Persons per HH | 1.9       | 1.9       | 1.9       |
| Average HH Income   | \$97,405  | \$105,266 | \$121,066 |
| Average House Value | \$292,237 | \$299,980 | \$317,635 |

2023 American Community Survey (ACS)

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