

FOR LEASE

78 Eastern Boulevard, Glastonbury, CT 06033

627± SF & 2,285± SF OFFICE SUITES

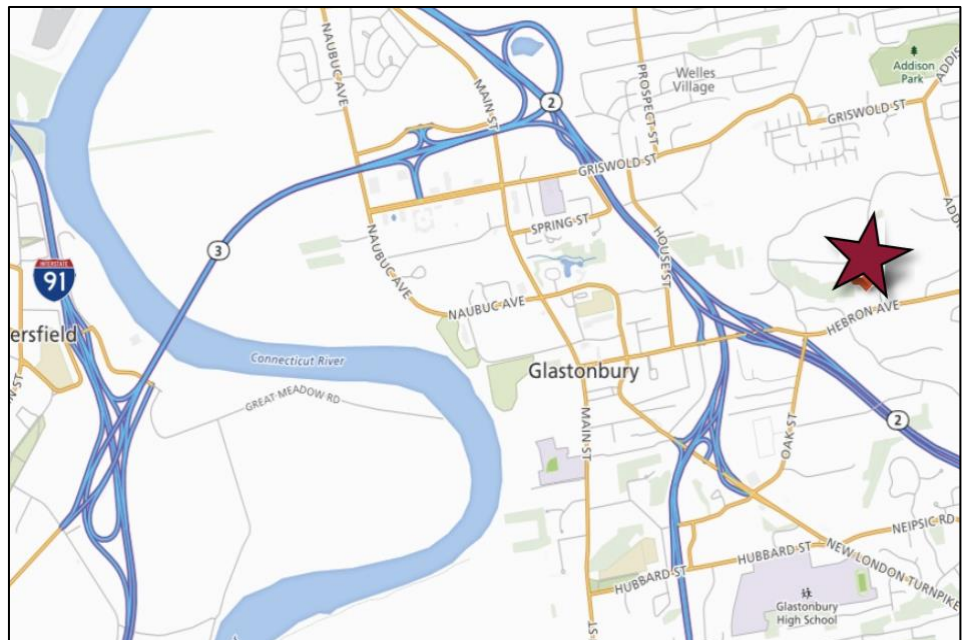
LEASE RATE: \$17/SF plus Janitorial

HIGHLIGHTS

- Ideally suited for small office users
- 14,860 SF Office Building
- 3 office suites available
 - 627± SF: 1st Floor
 - 2,285± SF: 1st Floor
 - 850± SF: 2nd Floor
- 3 floors
- 4/1000 parking ratio
- Zoning: PE
- Rt 2, Exit 8
- 1 mile to downtown Glastonbury
- Many area amenities

CONTACT

Robert Gaucher | (860) 761-6007
bgaucher@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



FOR LEASE | 78 Eastern Boulevard, Glastonbury, CT 06033

627± SF & 2,285± SF | LEASE RATE \$17/SF plus janitorial

BUILDING INFORMATION

GROSS BLD. AREA: 14,860± SF

AVAILABLE AREA:

- 627± SF – 1st Floor
- 2,285± SF – 1st Floor
- 850± SF – 2nd Floor

MAX CONTIGUOUS AREA: 2,285± SF

FLOORS: 3 (Ground, First, Second)

CORE FACTOR: ±16%

CONSTRUCTION: Steel Frame

ROOF TYPE: Asphalt shingles

YEAR BUILT: 1985

SITE INFORMATION

SITE AREA: 1± acres

ZONING: Planned Employment

PARKING: 4/1000 ratio

SIGNAGE: Yes

HWY ACCESS: < 1 mile to Rt. 2 Exit 8

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Gas

SPRINKLERED: No

ELEVATOR(S): Yes, 1 passenger

UTILITIES

SEWER: City

WATER: City

GAS: Yes

EXPENSES

RE TAXES Tenant Landlord

UTILITIES Tenant Landlord

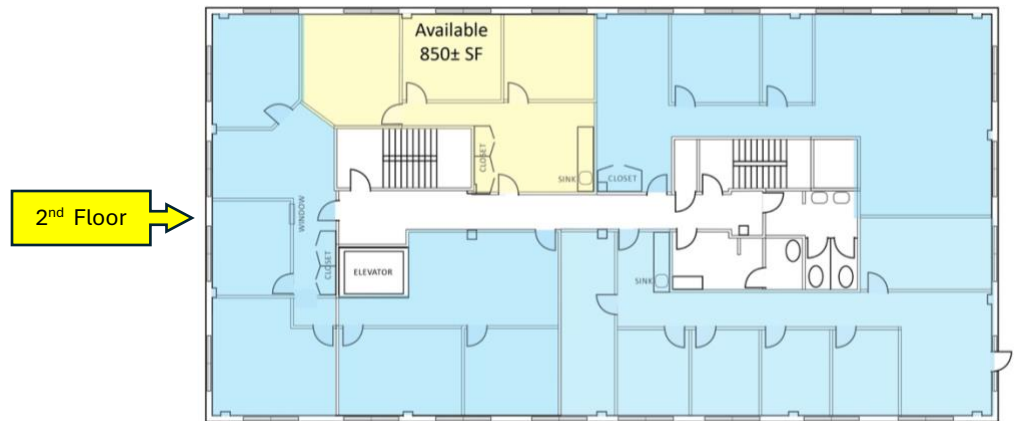
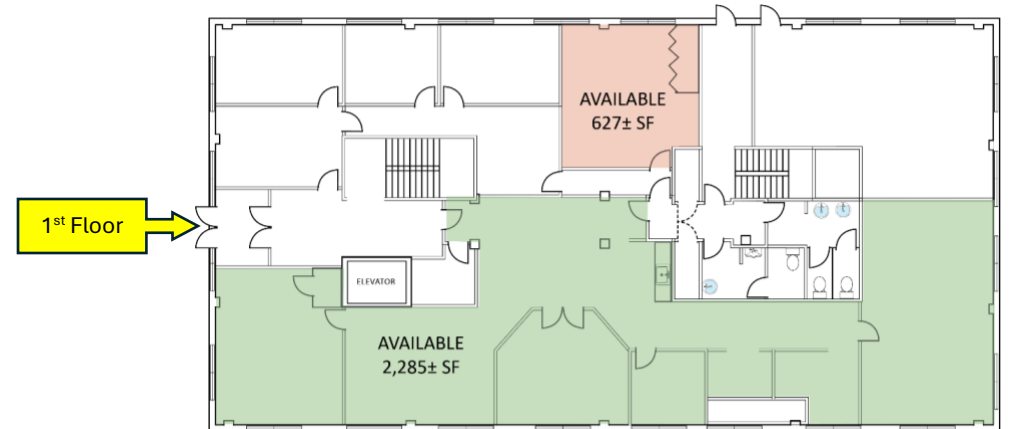
INSURANCE Tenant Landlord

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



CONTACT

Robert Gaucher | (860) 761-6007

bgaucher@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.