



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

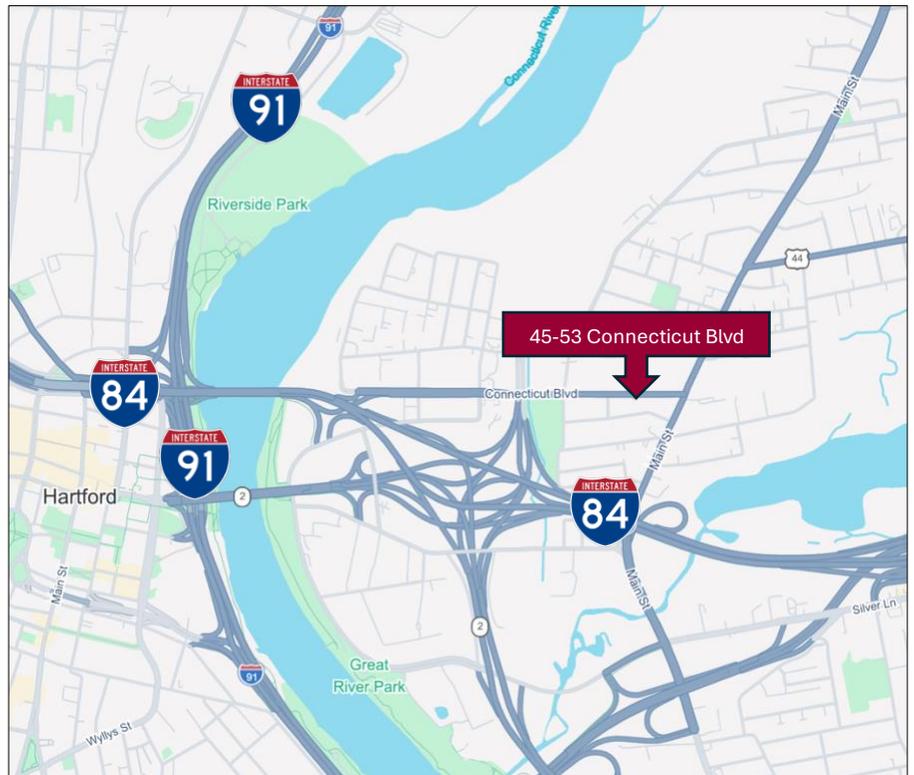
45-53 Connecticut Blvd, East Hartford, CT 06108

PRIVATE OFFICE SPACES AVAILABLE

LEASE RATE VARIES BY SPACE

HIGHLIGHTS

- 45 Connecticut Blvd
 - 600± SF Available
 - \$800/Month
- 53 Connecticut Blvd
 - 1st Floor
 - 500± SF Available
 - \$800/Month
 - 2nd Floor
 - 930± SF Available
 - \$1,000/Month
- New Paint
- Ample Parking
- Tenants responsible for Janitorial



CONTACTS

Kyleigh Caron

(860) 761-6004 | (860) 481-2655

kcaron@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📞 (203) 315-4046

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

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

BUILDING INFORMATION – Building 45

GROSS BLD. AREA: 6,300± SF
AVAILABLE AREA: 600± SF
CONSTRUCTION: Brick/Masonry
ROOF TYPE: Flat
YEAR BUILT: 1963, Renovated 1987
SITE AREA: 0.24± Acres

MECHANICAL EQUIPMENT – Building 45

AIR CONDITIONING: Window Units
HEAT: Forced Hot Air

BUILDING INFORMATION – Building 53

GROSS BLD. AREA: 6,580± SF
AVAILABLE AREA: 500± SF & 930± SF
CONSTRUCTION: Brick/Masonry
ROOF TYPE: Flat
YEAR BUILT: 1968, Renovated 1990
SITE AREA: 0.35± Acres

MECHANICAL EQUIPMENT – Building 53

AIR CONDITIONING: Window Units
HEAT: Electric Baseboards

SITE INFORMATION

ZONING: B-1
PARKING: 4.00/1000 (both buildings)
SIGNAGE: Pylon (both buildings)
VISIBILITY: Excellent on Connecticut Blvd
HWY ACCESS: Rt. 2 or Rt. 5

UTILITIES

SEWER/WATER: City
GAS: TBD

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

CONTACTS

Kyleigh Caron
 (860) 761-6004 | (860) 481-2655
kcaron@orlcommercial.com

