



MEDICAL OFFICE CONDO FOR SALE OR LEASE

Somerset Place Office Condominiums

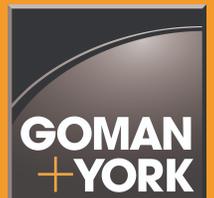
447 Naubuc Avenue, Unit 112, Glastonbury, CT 06033

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447 NAUBUC AVENUE, UNIT 112
GLASTONBURY, CT

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Unit 112 at 447 Naubuc Avenue offers a rare turn-key medical office opportunity within a modern, professional complex. This 1,350 SF medical condominium is fully built out for clinical use and available with existing medical personal property, allowing a true plug-and-play setup for any medical or wellness practice. The suite features a functional layout with reception, multiple exam rooms, private offices, lab space, kitchenette, and two restrooms, all in excellent move-in condition.

Located within a well-maintained 3.91-acre medical/office campus, the property provides ample parking, easy access, and a professional setting ideal for patient-facing operations. This is an exceptional opportunity for a practice seeking immediate operability with minimal upfront investment.

PROPERTY HIGHLIGHTS

- Turn-key, Plug and Play medical office condo — fully built out and move-in ready
- Plug-and-play setup with medical personal property available
- 3 Exam/Procedure Rooms, Lab, 2 bathrooms, Private rear entrance
- 1,350 SF efficiently designed clinical layout
- Former urology practice with exam rooms, private offices, lab, and reception
- Modern efficient construction with quality interior finishes
- Located within a professionally managed 3.91-acre medical/office campus
- Ample on-site parking and easy patient access
- Includes two restrooms, lab area, kitchenette, and rear staff entry
- Ideal for medical, dental, dermatology, wellness practices etc. seeking immediate operability
- Excellent opportunity for an owner-user looking to minimize build-out costs

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OFFERING SUMMARY

Sale Price:	\$419,500
Lease Rate:	\$22.50 SF/yr (NNN)
Available SF:	1,350 SF
Condominium Size	12 Units on 3.91 Acres
Condo Fee	\$400 Mo
Real Estate Taxes	\$750 Mo

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	68	326	1,872
Total Population	138	693	4,043
Average HH Income	\$115,628	\$110,802	\$102,723

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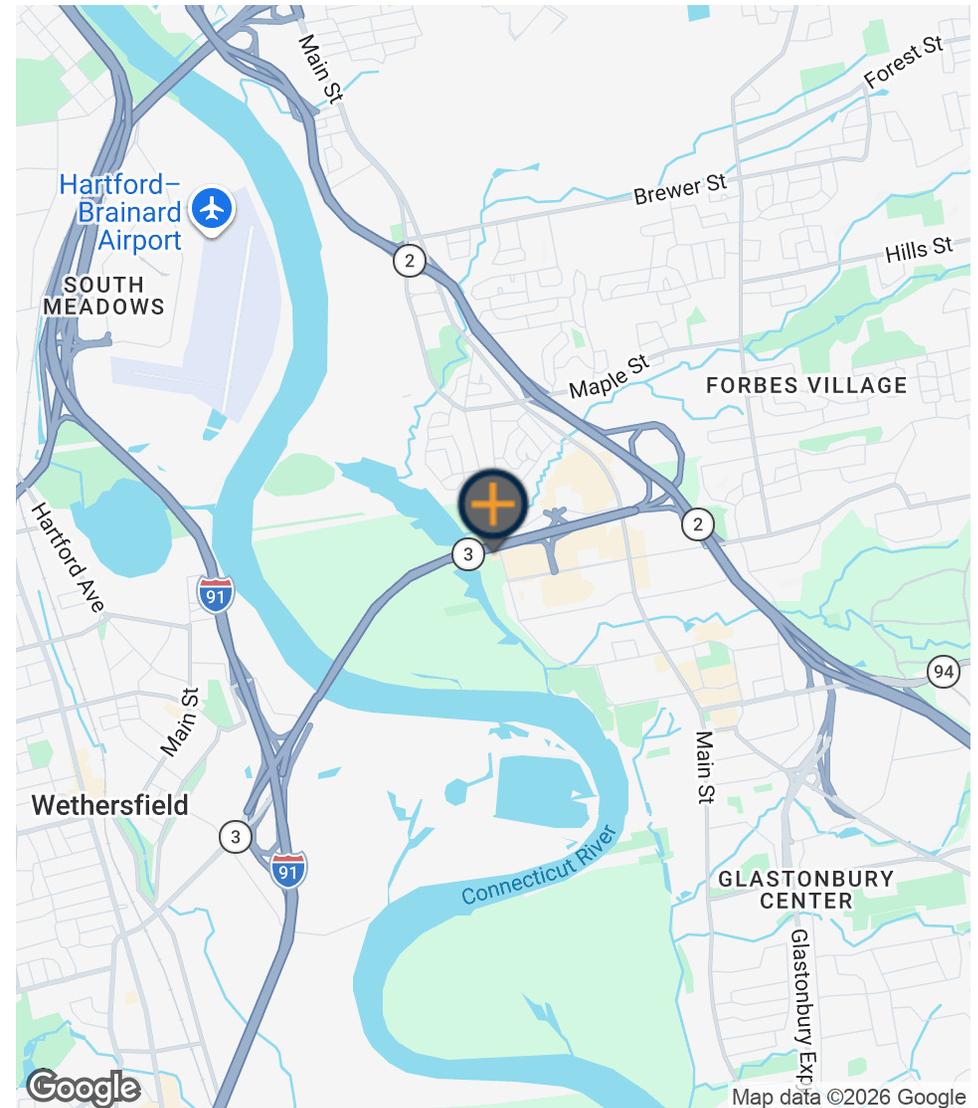
LOCATION OVERVIEW

A medical office at 447 Naubuc Avenue in Glastonbury benefits from a location that blends professional credibility with everyday convenience. The property sits within a well-established commercial corridor in Glastonbury's northern section, offering quick access to Main Street, Route 3, and Route 2, making it easy for patients and staff traveling from Glastonbury, East Hartford, Hartford, and surrounding towns. The area is known for its strong demographics, stable medical and professional tenant base, and proximity to residential neighborhoods that consistently support healthcare-related services.

The immediate area features a mix of medical practices, professional offices, retail amenities, and service businesses. This creates a natural referral ecosystem and makes the location familiar and approachable for patients. The property is part of a modern office condominium complex built in the early 2010s, offering a clean, contemporary setting that aligns well with medical users' expectations. The campus-style layout and ample surface parking provide easy, barrier-free access for patients of all ages.

447 Naubuc Avenue is easily reached from major commuter routes, with smooth traffic flow and multiple access points. The site offers strong visibility along Naubuc Avenue, a well-traveled connector road, while still maintaining a quiet, professional atmosphere. Patients benefit from straightforward navigation, and staff enjoy a commute that avoids the congestion of larger commercial districts.

Glastonbury is one of Connecticut's most desirable communities, known for its high household incomes, strong healthcare demand, and well-educated population. The town's commitment to maintaining high-quality commercial areas makes this location particularly attractive for medical professionals seeking a long-term home for their practice. The surrounding neighborhoods provide a steady patient base, and the property's proximity to Hartford expands its reach to a broader regional population.



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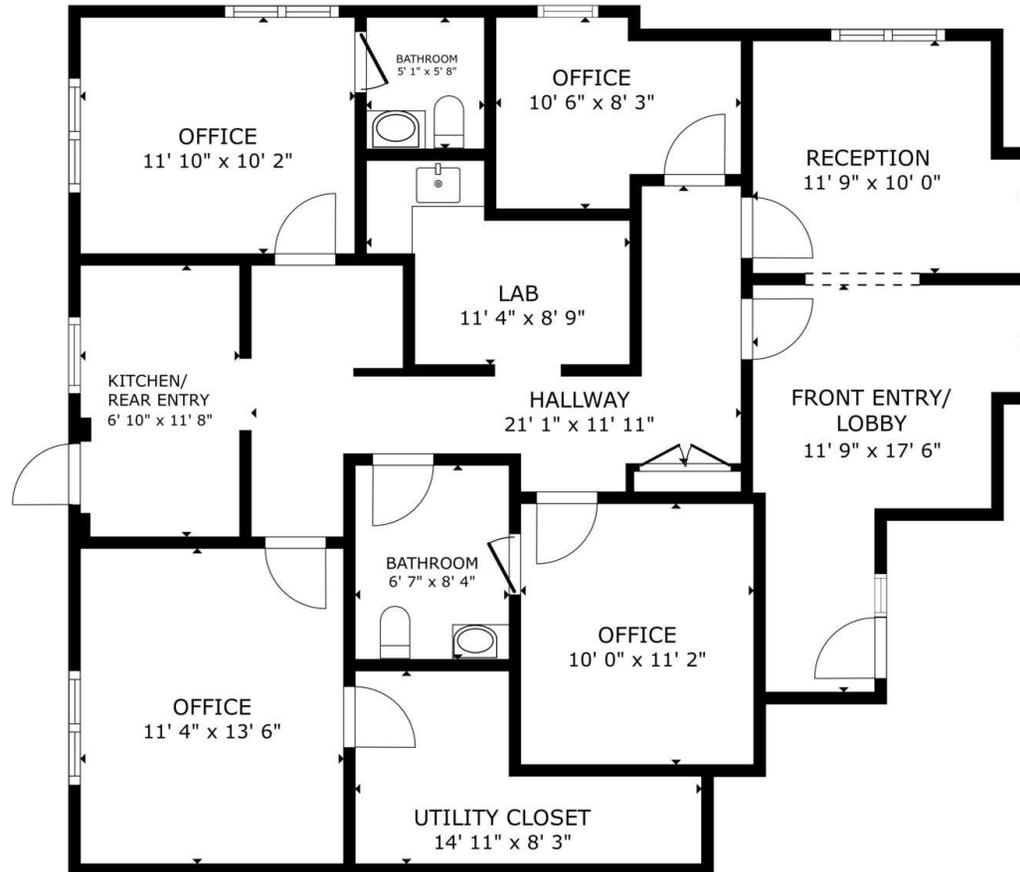
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GROSS INTERNAL AREA
FLOOR PLAN 1,330 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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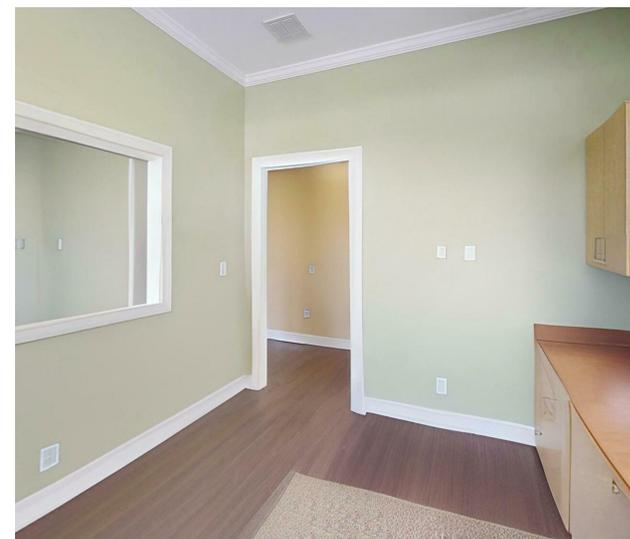
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