

80 EASTERN BOULEVARD

GLASTONBURY, CONNECTICUT



FOR LEASE

PROFESSIONAL OFFICE

SPACE FROM 2,265 SF TO 3,121 SF



Goman+York presents this opportunity to lease turnkey professional office space, also perfect for a variety of uses such as therapeutic or behavioral health services. **80 Eastern Boulevard in Glastonbury, CT, is a 10,000 SF multi-tenant FLEX building, well-maintained by responsive local ownership.**

This 2,265 RSF +/- suite is adjacent to 856 RSF +/- of direct-access warehouse with a loading dock that can be included in a 3,121 RSF lease. The suite includes 6 offices, a large reception area, full kitchenette/breakroom, and a conference room or studio that can be divided into two office spaces. The building features ample parking and very convenient access to Route 2 on/off ramps and downtown Glastonbury's many amenities.



FOR MORE INFORMATION CONTACT

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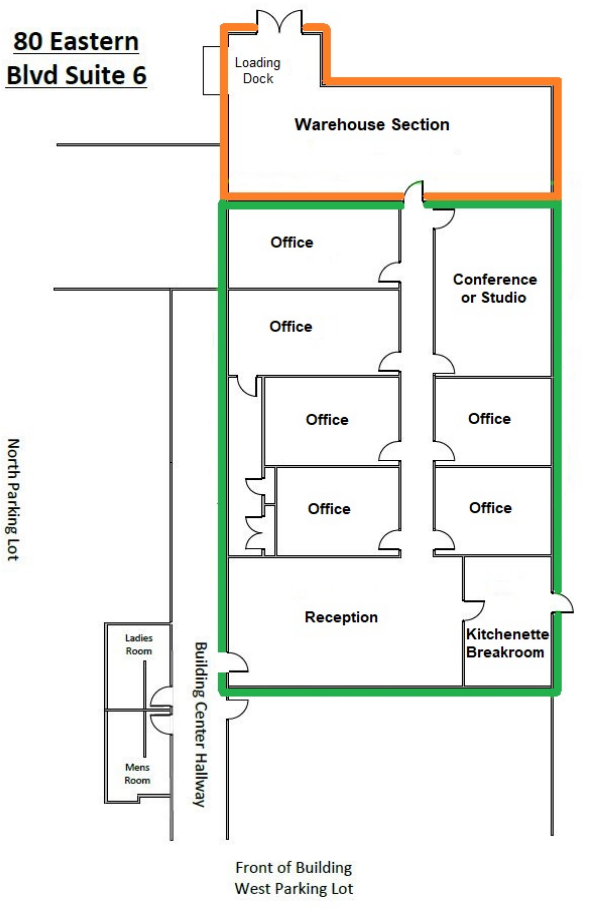
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80 EASTERN BOULEVARD

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**80 Eastern
Blvd Suite 6**



FOR LEASE: PROFESSIONAL OFFICE

SPACE: 1st Floor, Suite 6

SIZE: 2,265 – 3,121 SF +/-

OFFICE: 2,265 SF +/-

WAREHOUSE: 856 SF +/-

TERM: Negotiable

ASKING RATE: \$13.90/SF GROSS + JANITORIAL

SPACE USE: Office

BUILDING PARKING RATIO: 2.8 / 1,000 SF

AVAILABLE: IMMEDIATELY

- 6 Private Offices & Large Reception Area
- Central Air and Heating (warehouse heated)
- Conference Room for 12+
- Kitchenette / Breakroom
- 9' Finished Ceilings
- Utilities Included, After Hours HVAC Available



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