

*Highly visible "Class A" office space in
the heart of Downtown Glastonbury*



FOR LEASE

2638 - 2650 Main Street, Glastonbury, CT 06033

Contact

Goman York Property Advisers LLC

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Property Summary

2638 – 2650 Main Street, Glastonbury, CT

Goman+York Property Advisors, LLC, is pleased to offer unique office leasing opportunities in the heart of Glastonbury's vibrant downtown district. 2638 – 2650 Main Street consists of 10,000 +/- SF within 2 interconnected buildings. The property includes a charming historic structure built circa 1904 (4,523 SF) and a modern portion constructed in 2014 (5,600 SF). Highly visible on Main Street, this site benefits from a large monument sign and façade signage possibilities.

Your customers and employees will appreciate this dynamic, vibrant, and strategic business location which is within walking distance to many of the restaurants, shops, and amenities that Glastonbury has to offer. With nearby access to Routes 2 and 3 (which connect to Interstate 84 and 91) the property is easily accessible from anywhere in Greater Hartford.

Formerly used by a law firm, this high-end space is well appointed with several private offices, multiple conference and training rooms, open work areas, and kitchenette features. The historic building offers old world charm and character within a modern office layout.

Building Size	10,000 SF +/-
Stories	2
Property Type	Office
Lot Size	1.20 acres
Parking Spaces	42 surface spaces at property
Availability:	1,929 SF Contiguous 2650 Main Street: Floor 2 (580 RSF) 2640 Main Street: Floor 2 (1,349 RSF)
Lease Rate	\$23.50 + Utilities & Janitorial

Property Highlights:

- High quality Class A property recently constructed
- Historic Building with unique and charming characteristics
- Move-in condition, currently built-out for a law firm
- Highly visible site with monument and façade signage possibilities
- Numerous restaurants and shops within walking distance
- Easily accessible with nearby access to Routes 2 and 3
- Access to a signal on New London Turnpike
- Ample parking with a ratio of 4/1000 SF

2650 Main Street (New Portion)



2650 Main Street (New Portion)



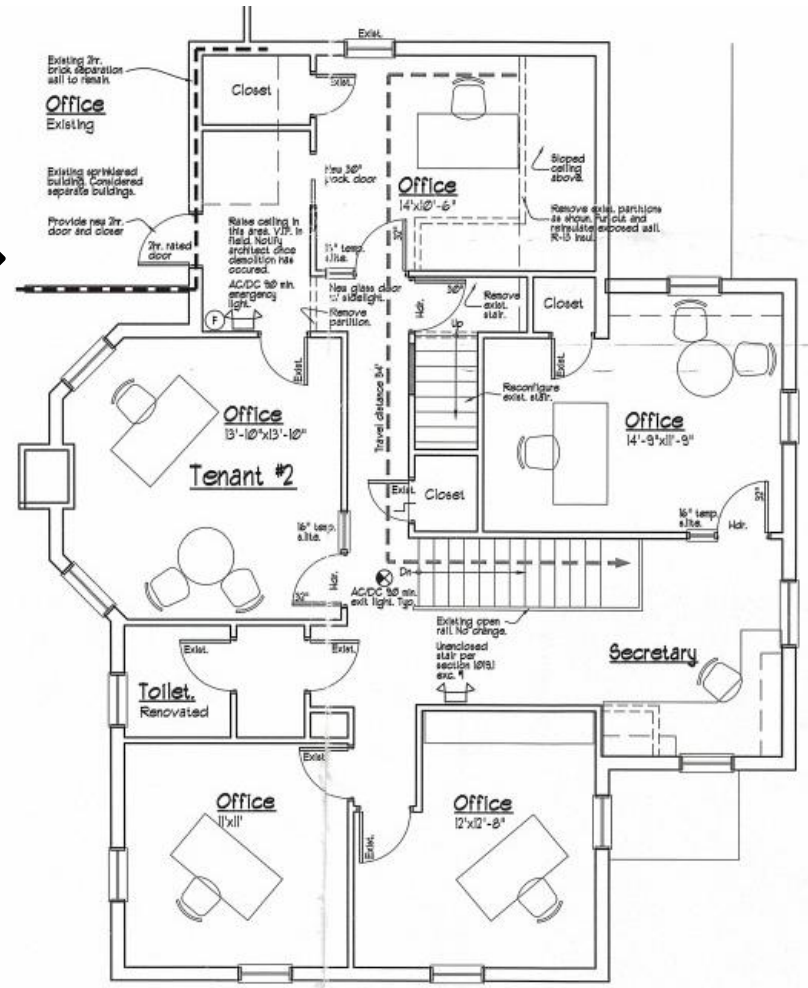
2640 Main Street (Historic Portion)



2640 - 2650 Main Street – 2nd Floor



1,929 SF Contiguous



Local Trade Area



Exterior



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