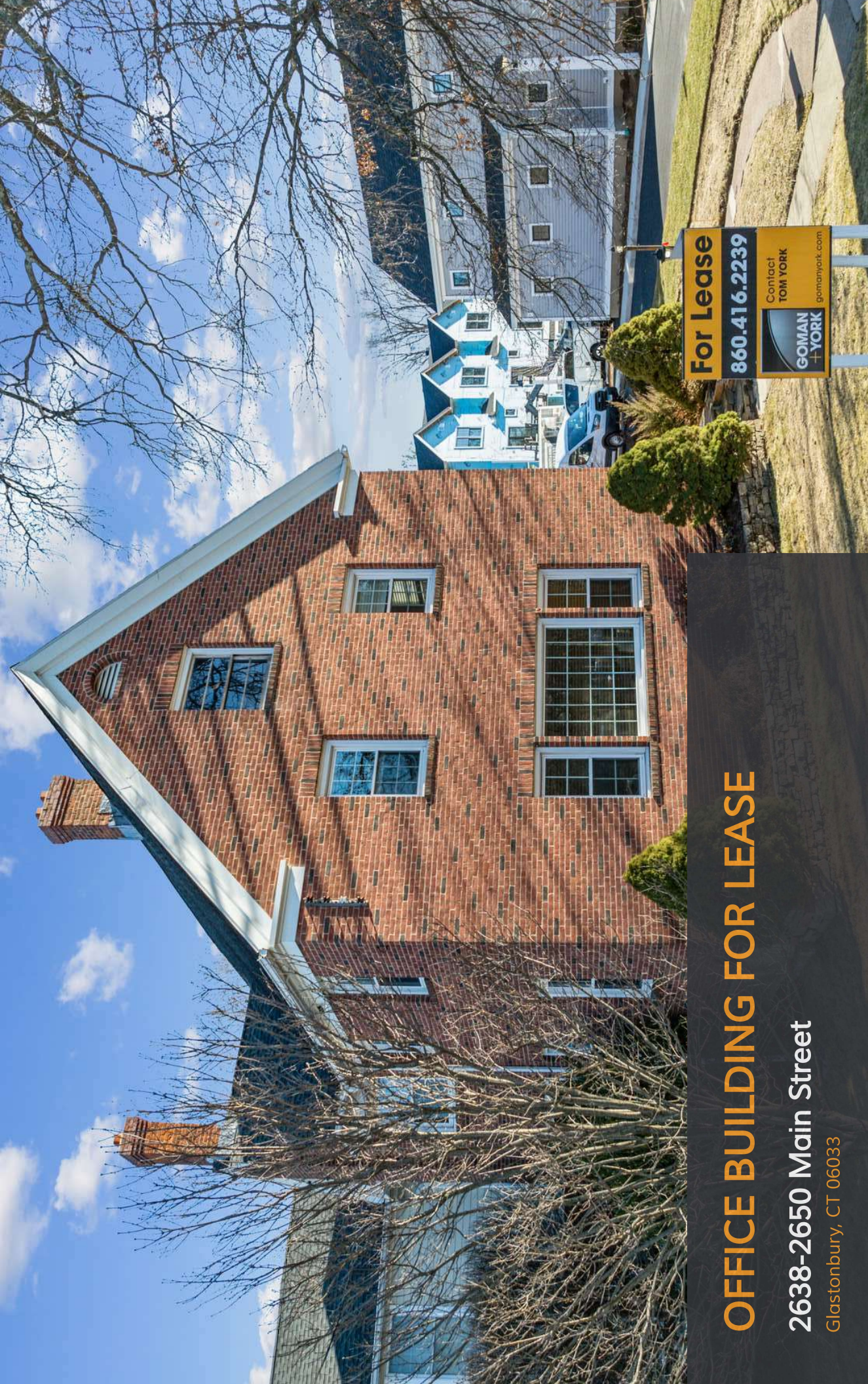




OFFICE BUILDING FOR LEASE

2638-2650 Main Street

Glastonbury, CT 06033

Thomas York

t: 860.416.2239

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Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM



Property Summary

2638-2650 Main Street, Glastonbury, CT 06033



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

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 (totaling 4,500 SF with up 1,849 SF available) and a modern portion constructed in 2014 (totaling 5,600 SF). Highly visible on Main Street, this site benefits from a large monument sign and façade signage possibilities.

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OFFERING SUMMARY

Lease Rate:	\$21.75 SF/yr (Gross + Utilities and Janitorial)			
Available SF:	1,349 - 1,849 SF			
Building Size:	10,000 SF			
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE	
Total Households	253	849	2,446	
Total Population	516	1,728	5,205	
Average HH Income	\$115,964	\$114,733	\$117,948	

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Property Details

2638-2650 Main Street, Glastonbury, CT 06033



Property Type	Office
Property Subtype	Office Building
Building Size	10,000 SF
Lot Size	-
Building Class	B
Year Built	1904
Year Last Renovated	2014
Number of Floors	2
Parking Spaces	Ample

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For Lease

2638-2650 Main Street, Glastonbury, CT 06033

PROPERTY HIGHLIGHTS

- From 1,350 to 2,000 SF Available
- 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



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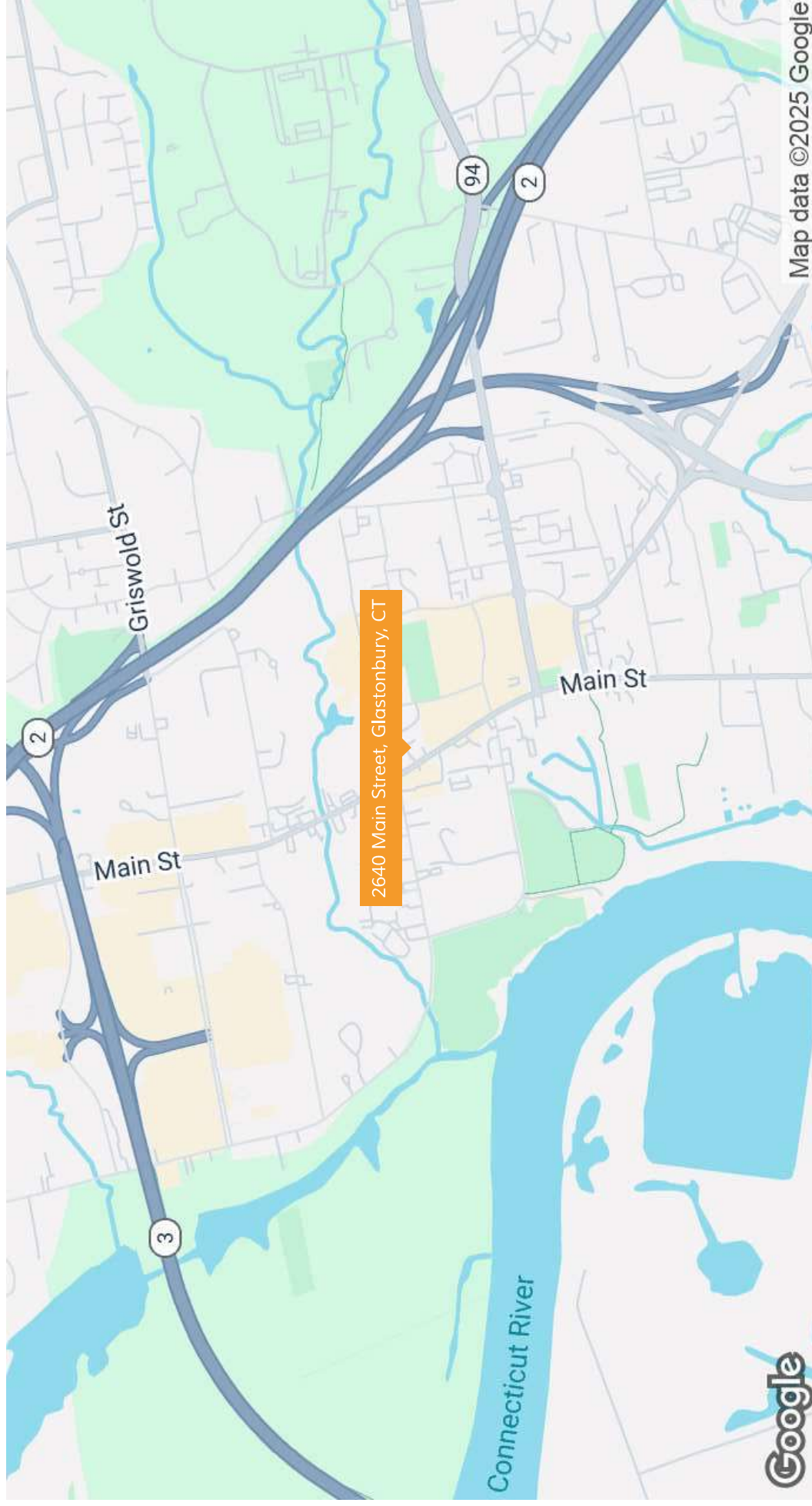
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Area Map

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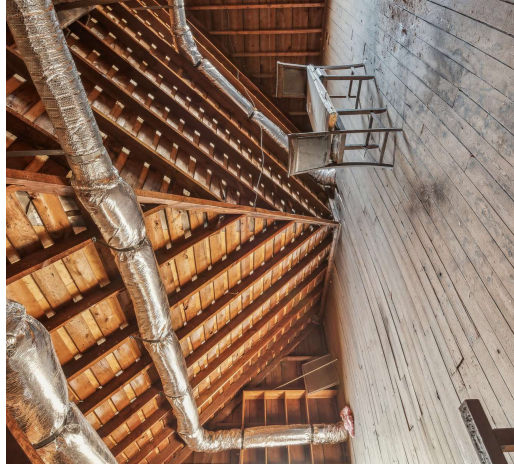
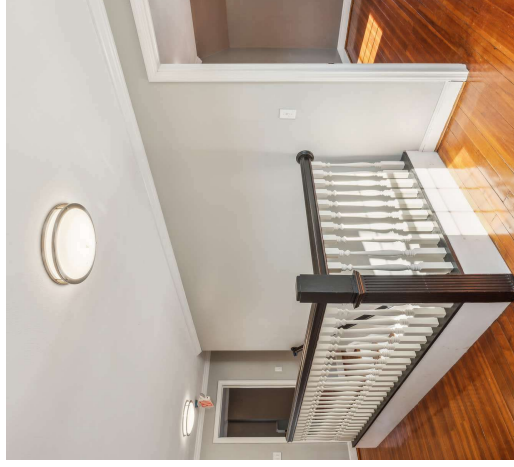
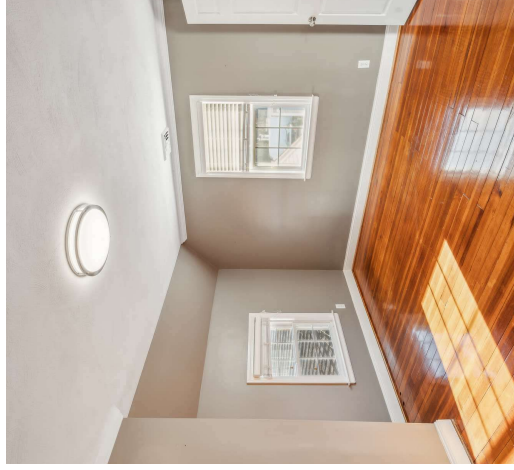
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Additional Photos

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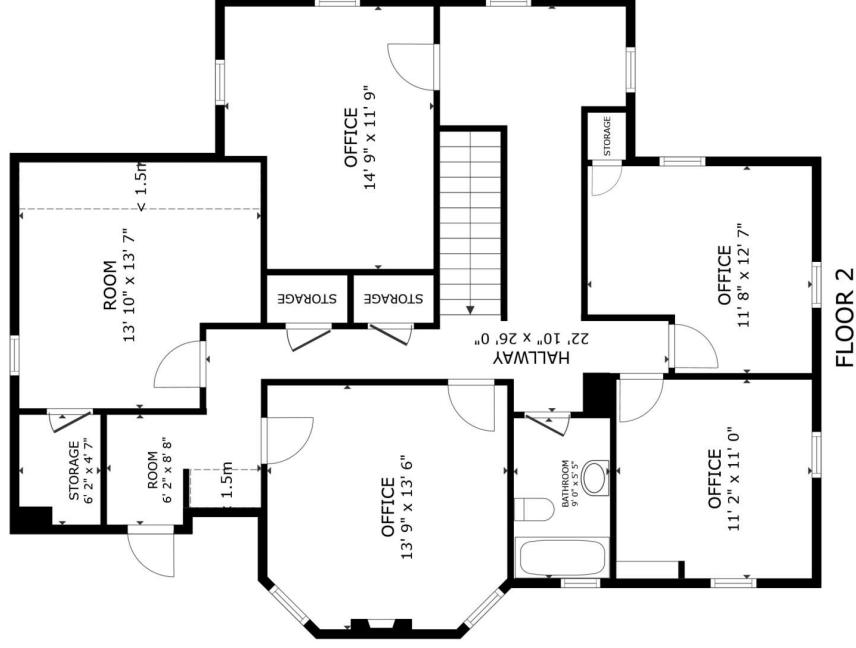
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Floor Plan

2638-2650 Main Street, Glastonbury, CT 06033



GROSS INTERNAL AREA
FLOOR 1 1148 sq.ft. FLOOR 2 1,174 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 44 sq.ft.
TOTAL : 1,322 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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