



Colliers

Sale Price

\$3,400,000

Lease Rate

\$18-20.00

psf full service gross

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20 Western Boulevard Glastonbury, CT 06033

High Visibility, Professional Office Building

Colliers is pleased to present Class A office space with suites ranging from +/- 2,000 – 30,000 square feet. Featuring a prominent location at the high-traffic, signalized corner of Hebron Avenue and Western Boulevard, the property offers a unique opportunity for signage and branding. Two turn access to Route 2 allows easy accessibility for employees and clients.

Features

- Immaculately maintained building on 4.40 acres.
- Park-like setting with 5.3/1,000 sf parking.
- Two stories, each with direct, walk-in access.
- Suited for single or multi-tenant occupancy. Ability to be converted to medical office use.
- Downtown location offers convenient access to local amenities including retail, banking, medical and more.
- Onsite generator powers full normal building operations.
- Upgraded with LED, energy efficient lighting.

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Accelerating success.



Building Specifications

Total SF	±29,759
Available SF	±29,759
No. of Floors	2
Construction	Steel frame structure
Roof	Single-ply membrane roof
Year Built	1981
Lot Size	±4.40 acres
Zoning	PE
Parking	158 spaces; 5.3/1,000, can be expanded
Sprinklers	The building is fully-sprinklered and alarmed
HVAC Type	The HVAC system combines rooftop units



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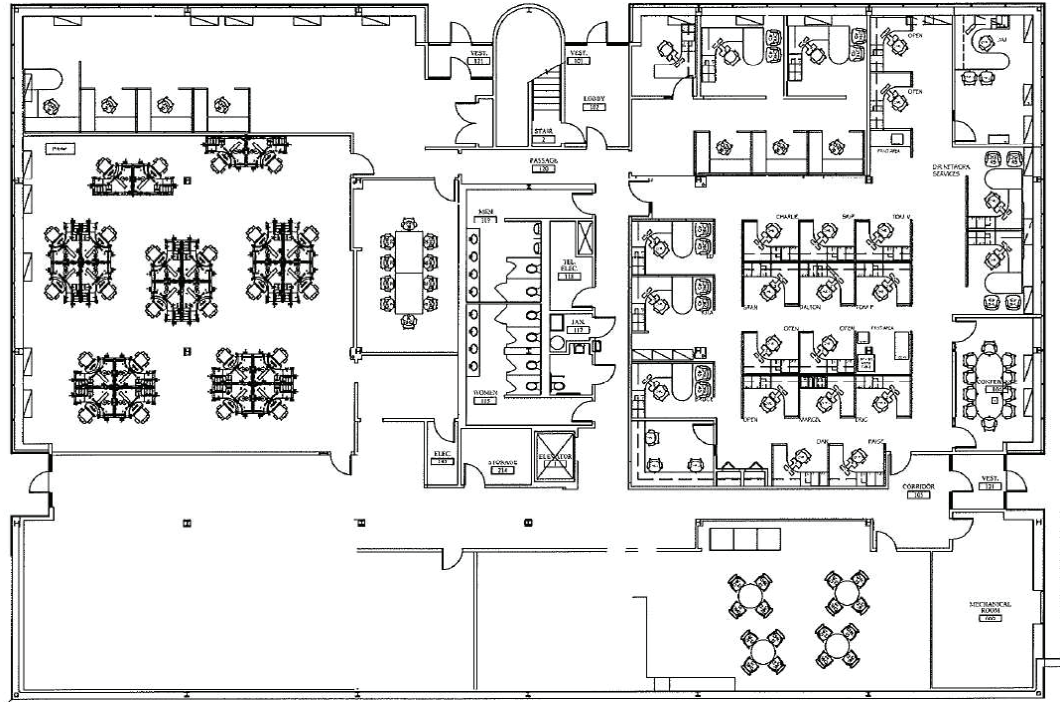
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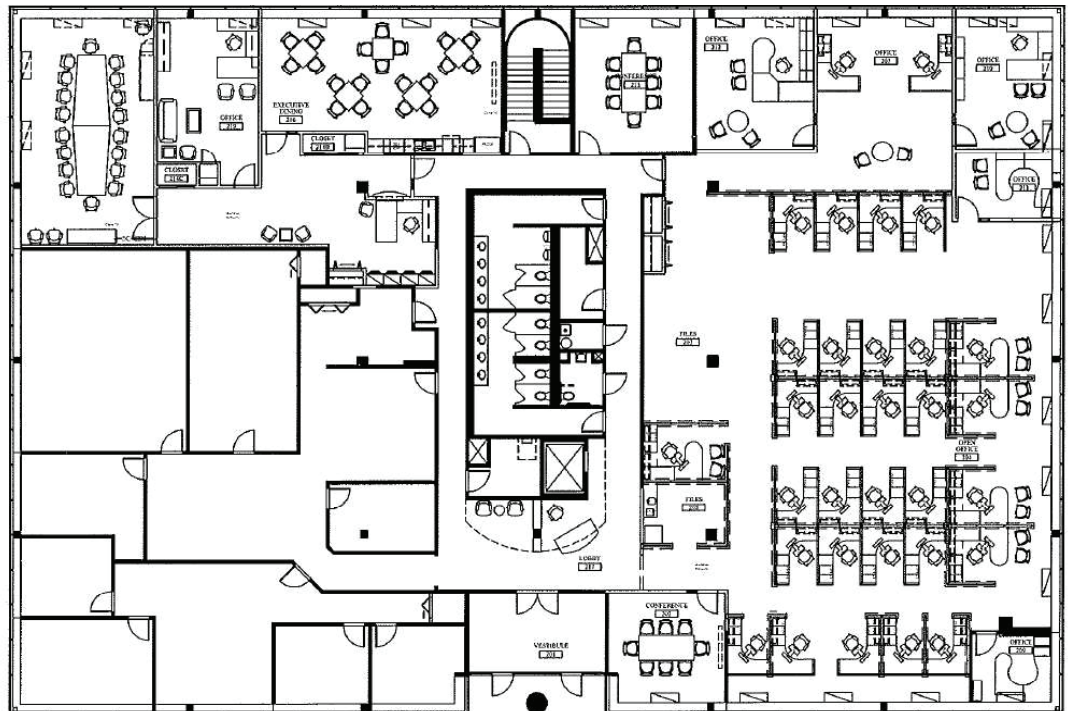
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Floor Plans

FIRST FLOOR



SECOND FLOOR



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