



# Available FOR LEASE

## Professional or Medical Office

302 WEST MAIN STREET (ROUTE 44), AVON, CONNECTICUT

**WALKABLE TO MORE AMENITIES THAN ANY OTHER OFFICE BUILDING IN THE FARMINGTON VALLEY**



Goman+York is proud to present 302 West Main Street, Avon, CT. With one office suite available, for lease, approximately 1,500 square feet. It is well-suited for a multi-partner law or medical practice, financial services company, insurance agency, or other professional use.

Located just 15 minutes west of Hartford, on well-traveled Route 44/202, the property offers excellent accessibility to the busiest part of the Farmington Valley.

With its current tenant base, plus extensive commercial and medical development in the immediate area, this is an excellent professional and medical office opportunity.

Just a walk or very short drive to major retail shops, banks and restaurants, **“The 302” is a great location for convenient customer/client access and to help attract & retain employees.**

### PROPERTY HIGHLIGHTS

- On-site Ownership and Property Management
- No add – on factor & no increased expenses over base year
- Abundant 7/1,000sf Parking Ratio
- Serene Setting in the Heart of Route 44/202 Commerce
- Common Area Kitchenette and Fitness Room with Equipment
- Ownership can perform beautiful and economical custom buildout

### FOR MORE INFORMATION

**Robert Montesi, SIOR**

860.866.7572

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### GOMAN+YORK PROPERTY ADVISORS

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# "THE 302" 302 WEST MAIN STREET, AVON, CONNECTICUT

**DUNKIN'** **44 202** **pepper's** **BURGERFI** **302 West Main Street**

**Starbucks** **CVS pharmacy** **market place**

**Moe's southwest grill** **Hartford HealthCare**

**J. Foster** **THE FRESH MARKET** **M&T Bank**

**Marshall's** **PAKMIL**

**Michaels** **Walmart** **Big Y**

**FIVE GUYS**

**1,500 SF +/- SUITE**  
**NO ADD - ON FACTOR & NO INCREASED EXPENSES OVER BASE YEAR**

**\$17.00/SF**  
**GROSS + JANITORIAL**



**FOR MORE INFORMATION:**



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