

FOR LEASE | 1,747± SF OFFICE/MEDICAL SUITE 2C

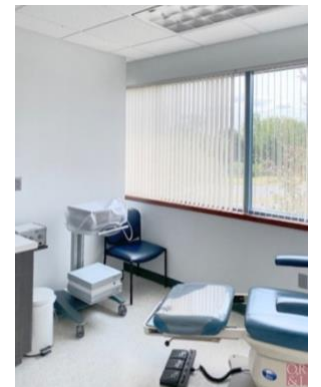
EastPoint Business Center

360 Tolland Turnpike, Manchester, CT, 06040

LEASE RATE: CALL FOR PRICING

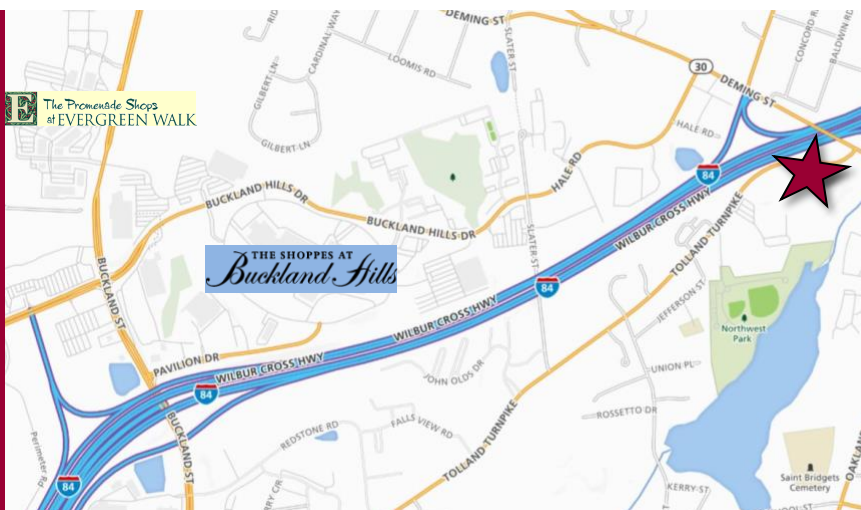


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 1,747± SF available in Suite 2C on second floor
- 3 Stories
- 177 parking spaces
- Full level parking under building
- Beautiful appointed lobby
- 1 elevator
- Traffic: 116,862 ADT I-84
- ½ mile to I-84, Exit 63
- Many area amenities

For more information contact: Jay Morris | 860-721-0033 | jmorris@orlcommercial.com

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BUILDING INFORMATION

GROSS BLD. AREA 44,460± SF
AVAILABLE AREA 2nd Fl: 1,747± SF
MAX CONTIGUOUS AREA 1,747± SF
WILL SUBDIVIDE TO 1,747± SF
OCCUPANCY LEVEL 99%
NUMBER OF FLOORS 3 + 1 underground parking
CORE FACTOR 15%
CONSTRUCTION Masonry
ROOF TYPE Tar & Gravel
YEAR BUILT 1989

MECHANICAL EQUIPMENT

AIR CONDITIONING Central air
TYPE OF HEAT Forced Hot Air
SPRINKLERED 100%
ELEVATOR(S) 1

DIRECTIONS I-84, Exit 63, left onto Tolland
Tpke. Property on left.

SITE

SITE AREA 3.53 acres
ZONING GB
PARKING 177 Spaces
SIGNAGE Directory
VISIBILITY Excellent from I-84
HWY.ACCESS ½ mile to I-84, Exit 63
TRAFFIC COUNT 6,600 ADT on Tolland Tpke
109,500 ADT on I-84

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

AREA RETAIL Buckland Mall, Evergreen Walk, Walmart, Big Y, TD Bank, McDonald's, Dunkin Donuts, etc.

COMMENTS Property is conveniently located off I-84 at Exit 63 near many amenities.

Property Highlights

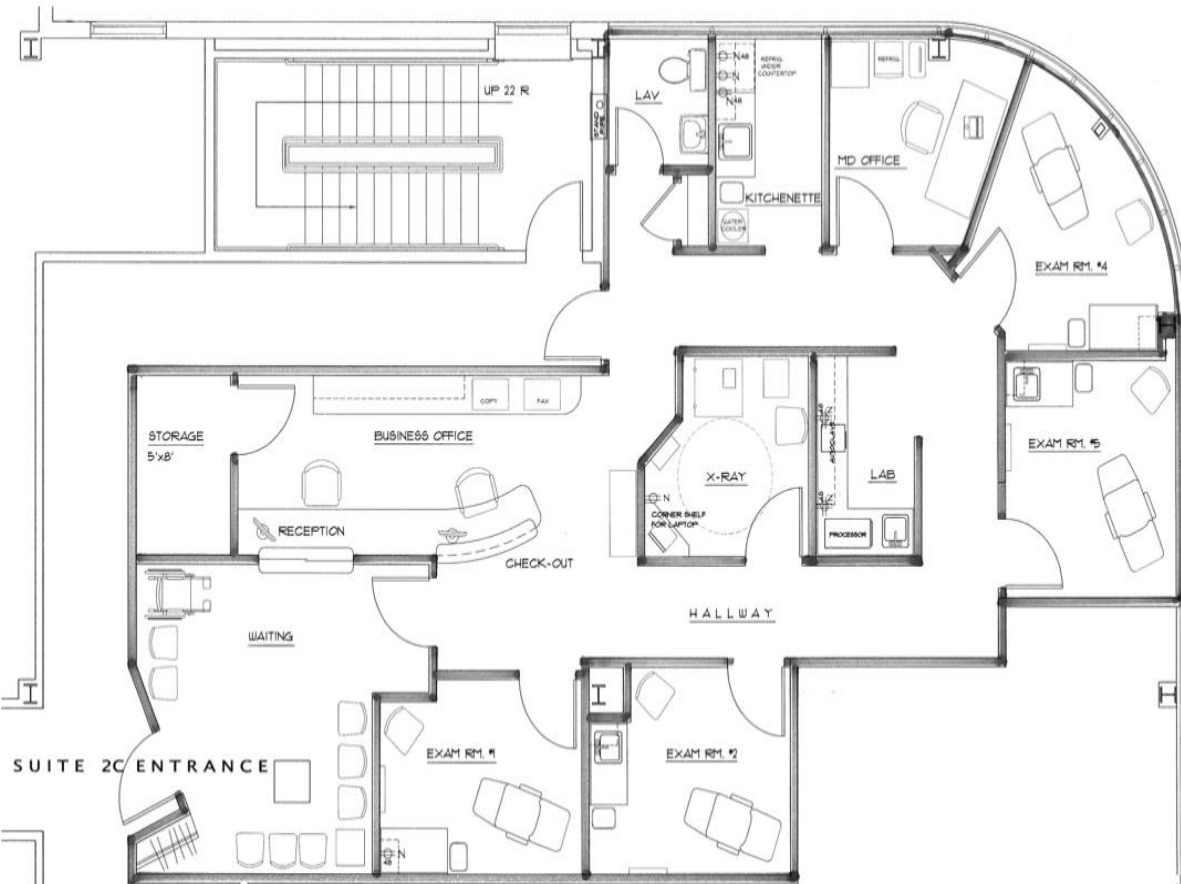
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- 3 Stories
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- Traffic: 116,862 ADT on I-84
- ½ mile to I-84, Exit 63
- Many area amenities
 - Shopping, Banking, Dining



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FIND US ON



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