



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Goman + York Property Advisors, LLC is pleased to present distinctive office leasing opportunities in the heart of Glastonbury's vibrant downtown district. The site features a beautifully maintained circa-1904 historic structure totaling 4,500 SF, with up to 2,800 SF currently available.

Prominently positioned along Main Street, the property benefits from excellent visibility, a large monument sign, and opportunities for façade signage—ideal for businesses seeking both presence and convenience in a highly desirable location.

PROPERTY HIGHLIGHTS

- From 1,349 to 2,850 RSF Available
- Historic Building with unique and charming characteristics
- Move-in condition, ideal for a law firm, financial services or other professional office uses
- Highly visible site with monument and façade signage possibilities

Thomas York, SIOR

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

LOCATION DESCRIPTION

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.

OFFERING SUMMARY

Lease Rate:	\$21.75 SF/yr (Gross + Utilities and Janitorial ; MG)
Available SF:	From 1,349 - 2,849 SF
Building Size:	4,500 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



OFFICE FOR LEASE

2640 MAIN STREET
GLASTONBURY, CT



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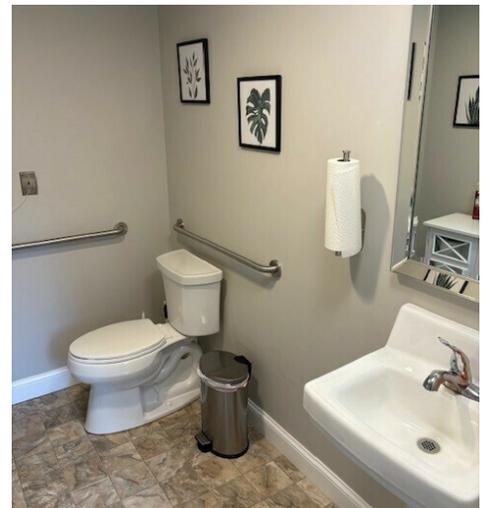
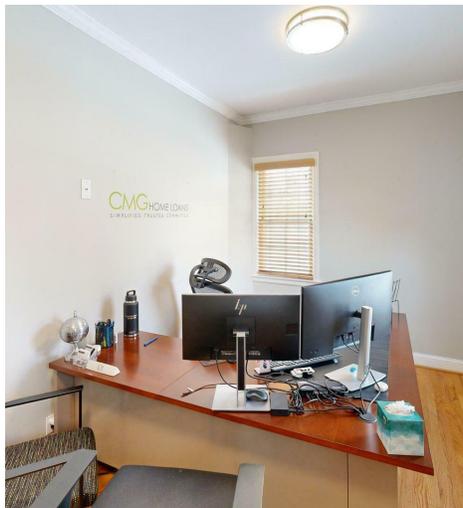
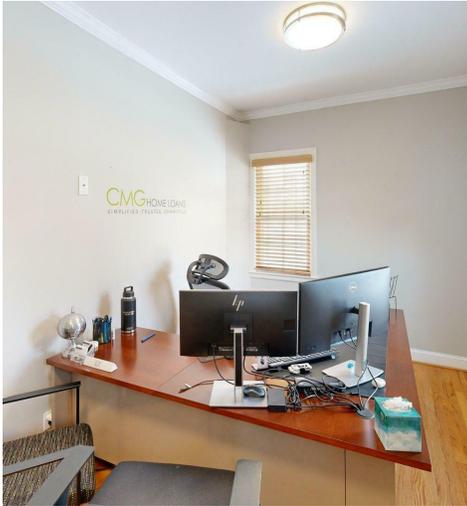
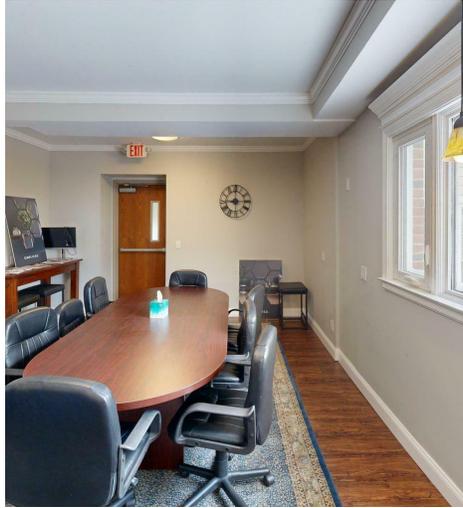
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All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



OFFICE FOR LEASE

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GLASTONBURY, CT

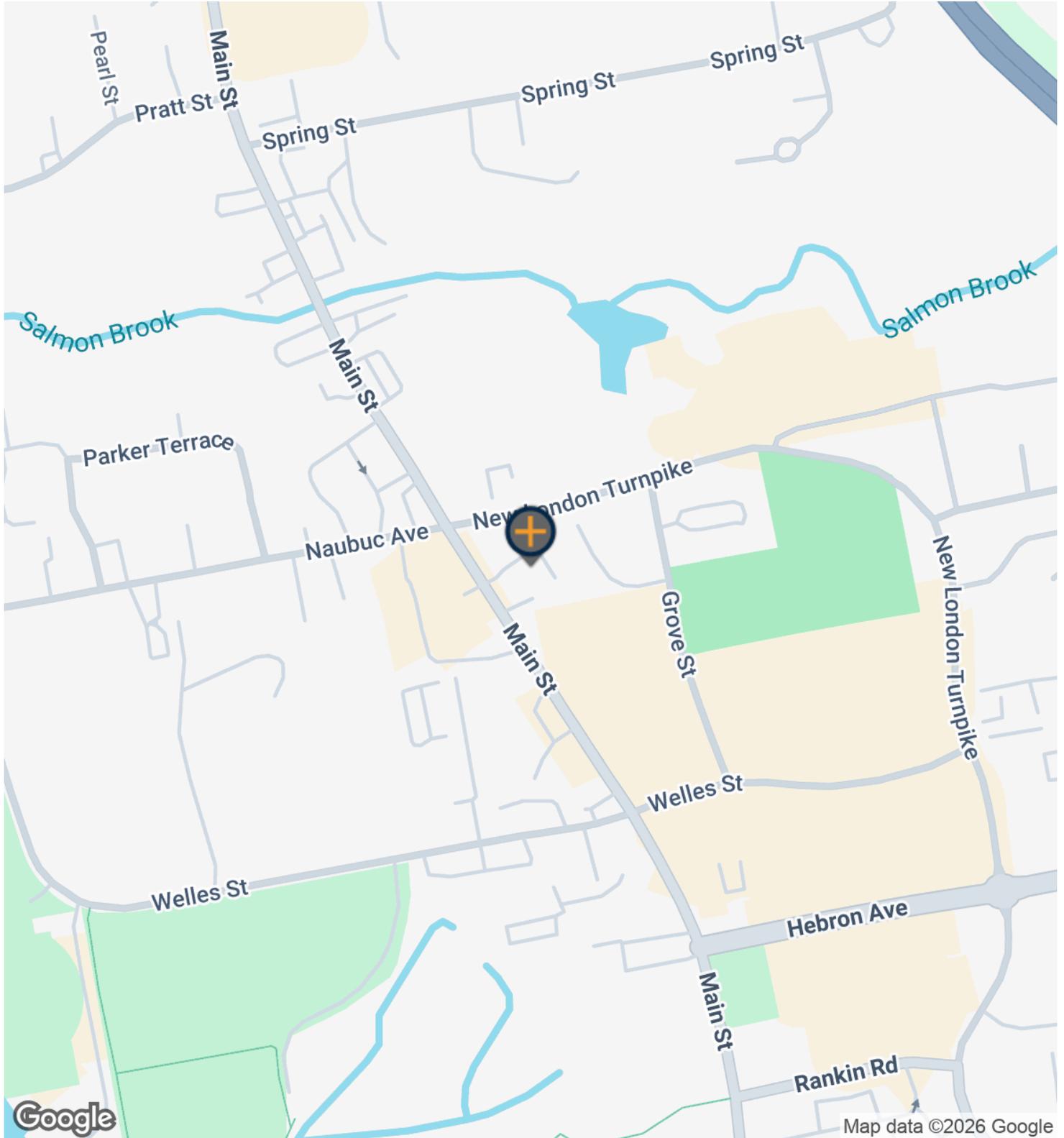


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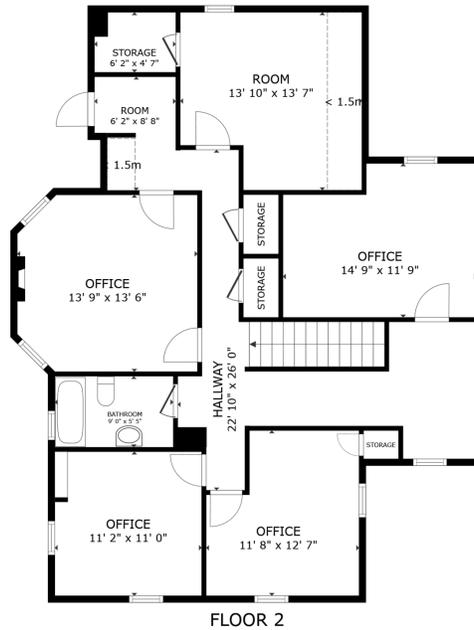
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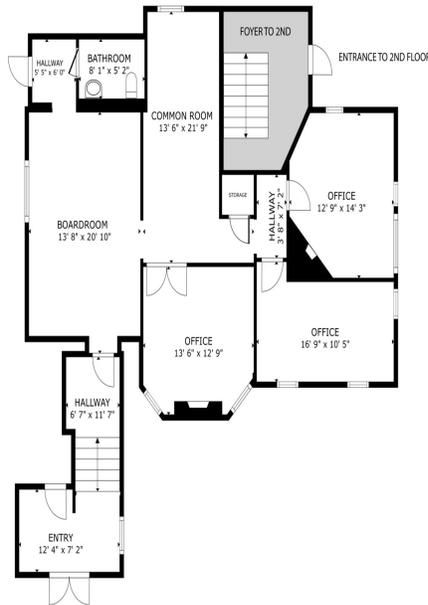
OFFICE FOR LEASE

(Not to Scale)



GROSS INTERNAL AREA
FLOOR 1 1,448 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.

(Not to Scale)



MAIN STREET

PARKING LOT

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