



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

78 Eastern Boulevard, Glastonbury, CT 06033  
2,285± SF OFFICE SUITE

LEASE RATE \$17.00/SF Gross plus janitorial

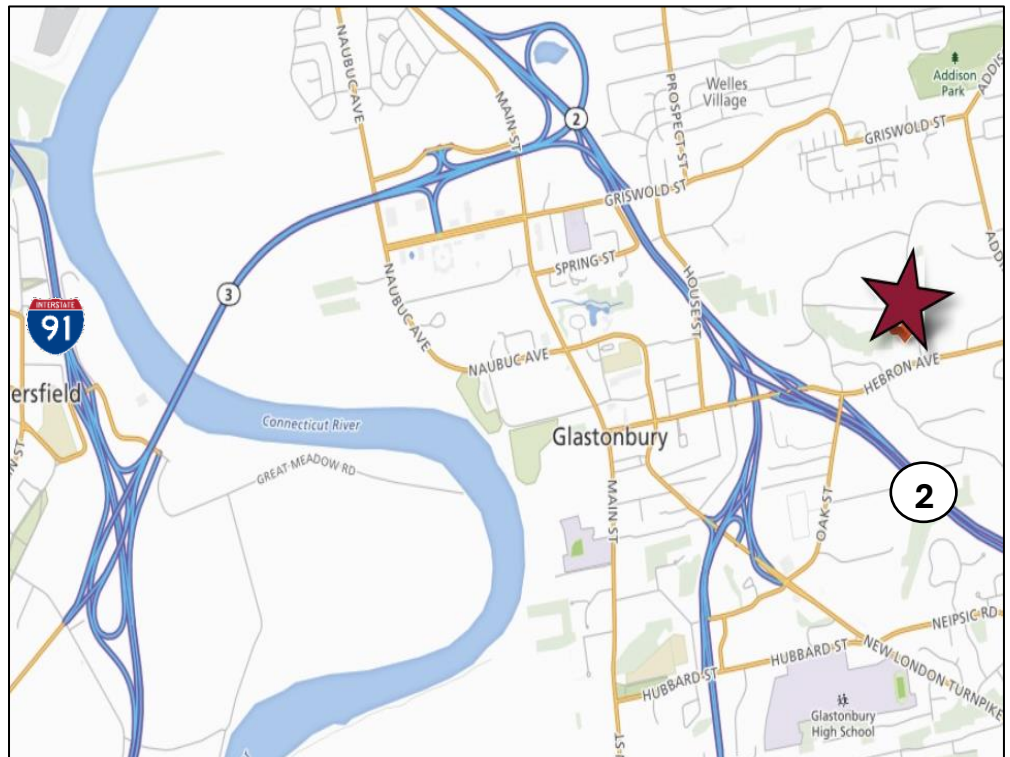
## HIGHLIGHTS

- Ideally suited for small office users
- 14,860 SF Office Building
- 2,285± SF Available: 1<sup>st</sup> Floor
- 3 floors
- 4/1000 parking ratio
- Zoning: PE
- Rt 2, Exit 8
- 1 mile to downtown Glastonbury
- Many area amenities

## CONTACTS

**Robert Gaucher** | (860) 761-6007  
[bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com)

**Jay L. Morris** | (860) 721-0033  
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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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**2,285± SF OFFICE SUITE**

### BUILDING INFORMATION

**GROSS BLD. AREA:** 14,860± SF  
**AVAILABLE AREA:** 2,285± SF – 1<sup>st</sup> Floor  
**MAX CONTIGUOUS AREA:** 2,285± SF  
**FLOORS:** 3 (Ground, First, Second)  
**CORE FACTOR:** ±16%  
**CONSTRUCTION:** Steel Frame  
**ROOF TYPE:** Asphalt shingles  
**YEAR BUILT:** 1985

### SITE INFORMATION

**SITE AREA:** 1± acres  
**ZONING:** Planned Employment  
**PARKING:** 4/1000 ratio  
**SIGNAGE:** Yes  
**HWY ACCESS:** < 1 mile to Rt. 2 Exit 8

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air  
**TYPE OF HEAT:** Gas  
**SPRINKLERED:** No  
**ELEVATOR(S):** Yes, 1 passenger

### UTILITIES

**SEWER/WATER:** City  
**GAS:** Yes

### EXPENSES

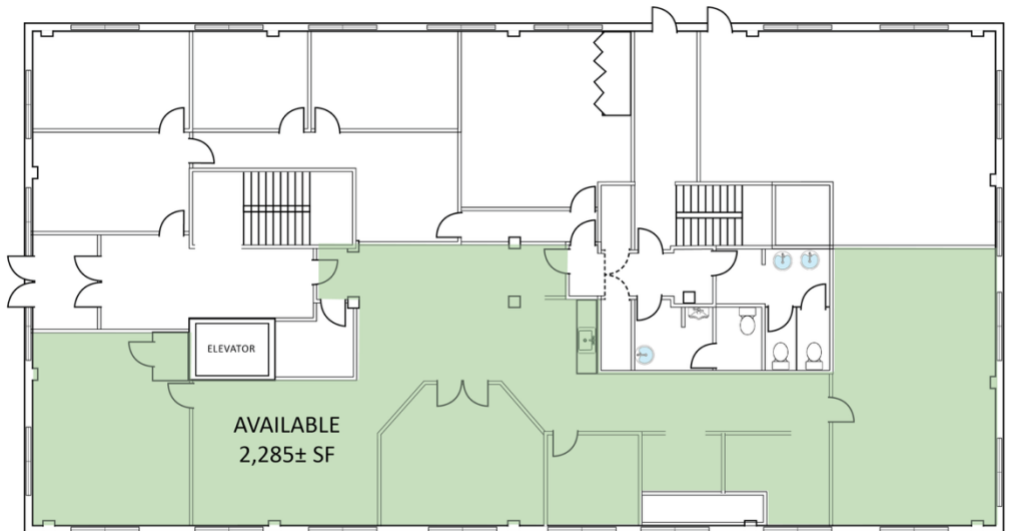
<b>RE TAXES</b>	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
<b>UTILITIES</b>	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
<b>INSURANCE</b>	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
<b>MAINTENANCE</b>	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
<b>JANITORIAL</b>	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

**COMMENTS:** Minutes to downtown Hartford, 1-mile to downtown Glastonbury

**DIRECTIONS:** I-91 S to Exit 24. Turn right onto Rt. 99 South/Silas Deane Highway



78 Eastern Blvd - Ground Floor



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