

80 EASTERN BOULEVARD

GLASTONBURY, CONNECTICUT



FOR LEASE

PROFESSIONAL OFFICE

SPACE FROM 2,265 SF TO 3,121 SF



Goman+York presents this opportunity to lease turnkey professional office space, also perfect for a variety of uses such as therapeutic or behavioral health services. **80 Eastern Boulevard in Glastonbury, CT, is a 10,000 SF multi-tenant FLEX building, well-maintained by responsive local ownership.**

This 2,265 RSF +/- suite is adjacent to 856 RSF +/- of direct-access warehouse with a loading dock that can be included in a 3,121 RSF lease. The suite includes 6 offices, a large reception area, full kitchenette/breakroom, and a conference room or studio that can be divided into two office spaces. The building features ample parking and very convenient access to Route 2 on/off ramps and downtown Glastonbury's many amenities.



FOR MORE INFORMATION CONTACT

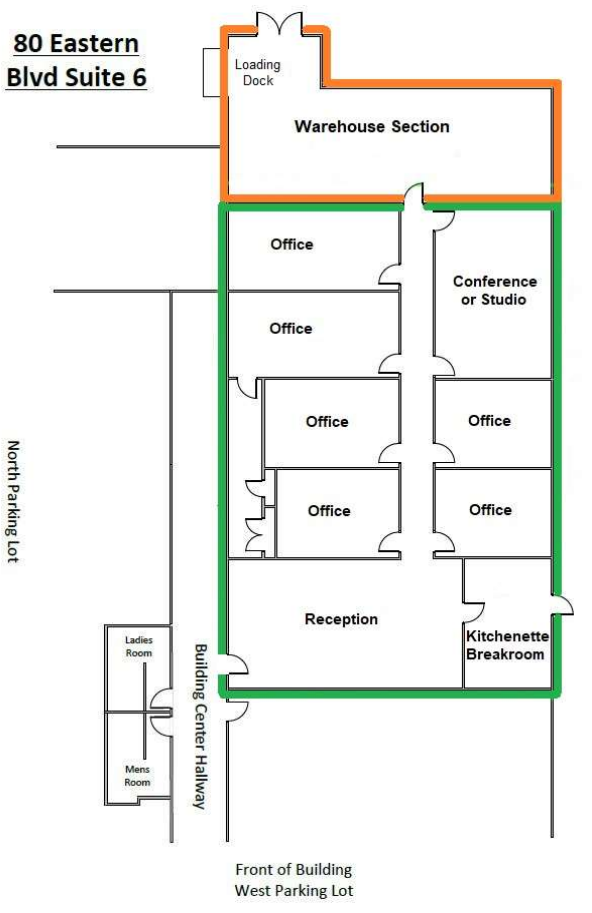
Rob Montesi | 860.866.7572 | RMontesi@gomanyork.com

©2024 GOMAN+YORK Property Advisors, LLC. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

80 EASTERN BOULEVARD

GLASTONBURY, CONNECTICUT

**80 Eastern
Blvd Suite 6**



FOR LEASE: PROFESSIONAL OFFICE

SPACE: 1st Floor, Suite 6

SIZE: 2,265 – 3,121 SF +/-

OFFICE: 2,265 SF +/-

WAREHOUSE: 856 SF +/-

TERM: Negotiable

ASKING RATE: \$15.50/SF GROSS + JANITORIAL

SPACE USE: Office

BUILDING PARKING RATIO: 2.8 / 1,000 SF

AVAILABLE: September 1, 2024

- 6 Private Offices & Large Reception Area
- Central Air and Heating (warehouse heated)
- Conference Room for 12+
- Kitchenette / Breakroom
- 9' Finished Ceilings
- After Hours HVAC Available



FOR MORE INFORMATION CONTACT

Rob Montesi | 860.866.7572 | RMontesi@gomanyork.com

©2024 GOMAN+YORK Property Advisors, LLC. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.