

EASTPOINT

Hartford HealthCare

FOR LEASE

360 Tolland Turnpike, Manchester CT 06040

1,188± SF and 1,747± SF OFFICE/MEDICAL SPACE

CALL FOR PRICING

HIGHLIGHTS

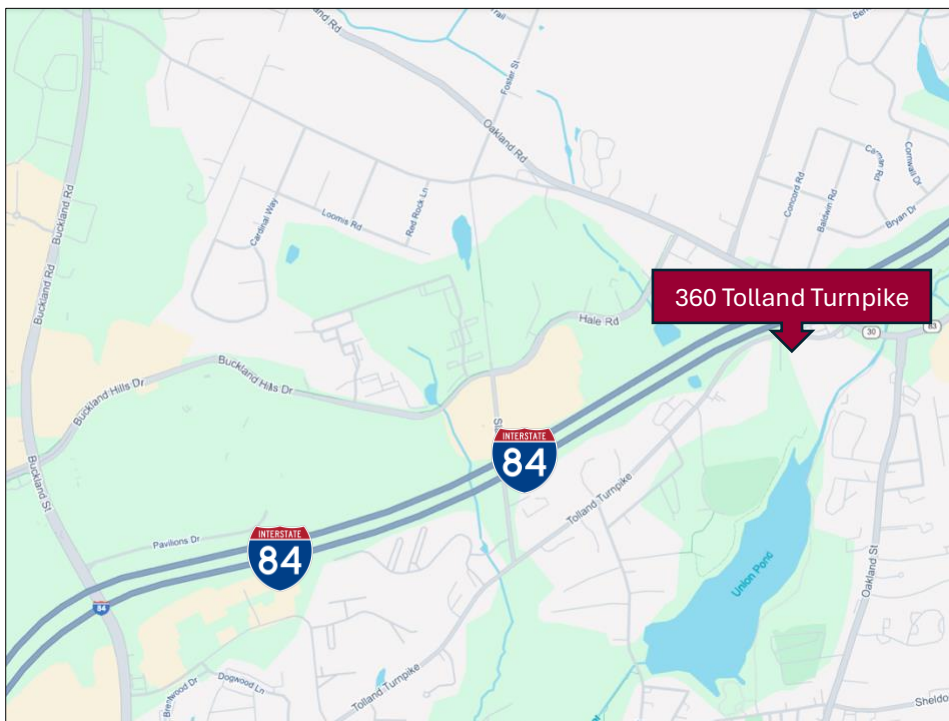
- 2 Suites Available
 - 1,188± SF
 - 1,747± SF
- 3 Story Building
- 177 Parking Spaces
- Full level parking under building
- Beautifully appointed lobby
- 1 Elevator
- Visible from I-84
- 116,862± ADT on I-84
- ½ Mile to I-84, Exit 63

CONTACT

Jay Morris

Office: (860) 721-0033

jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

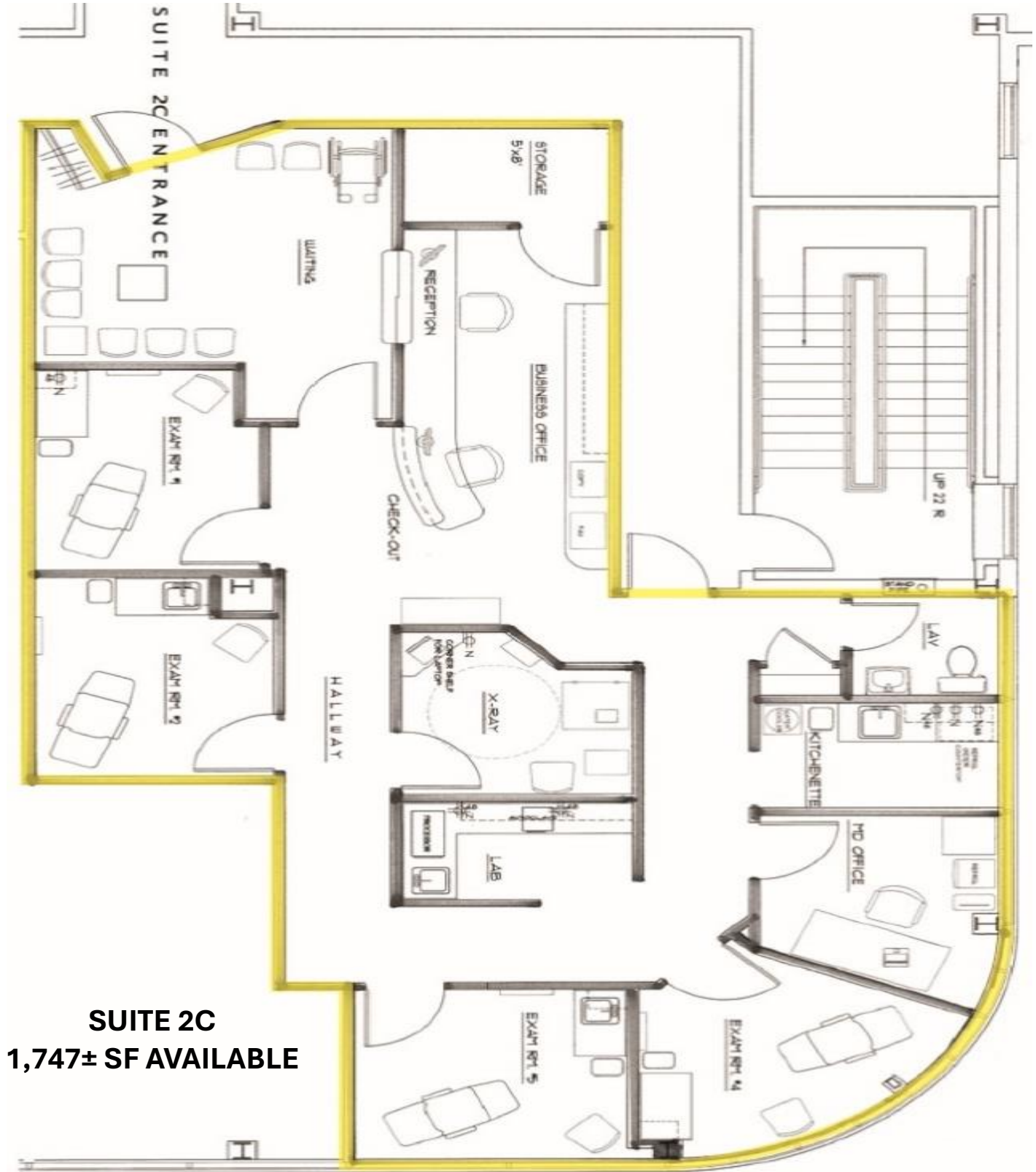


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SUITE 2C
1,747± SF AVAILABLE



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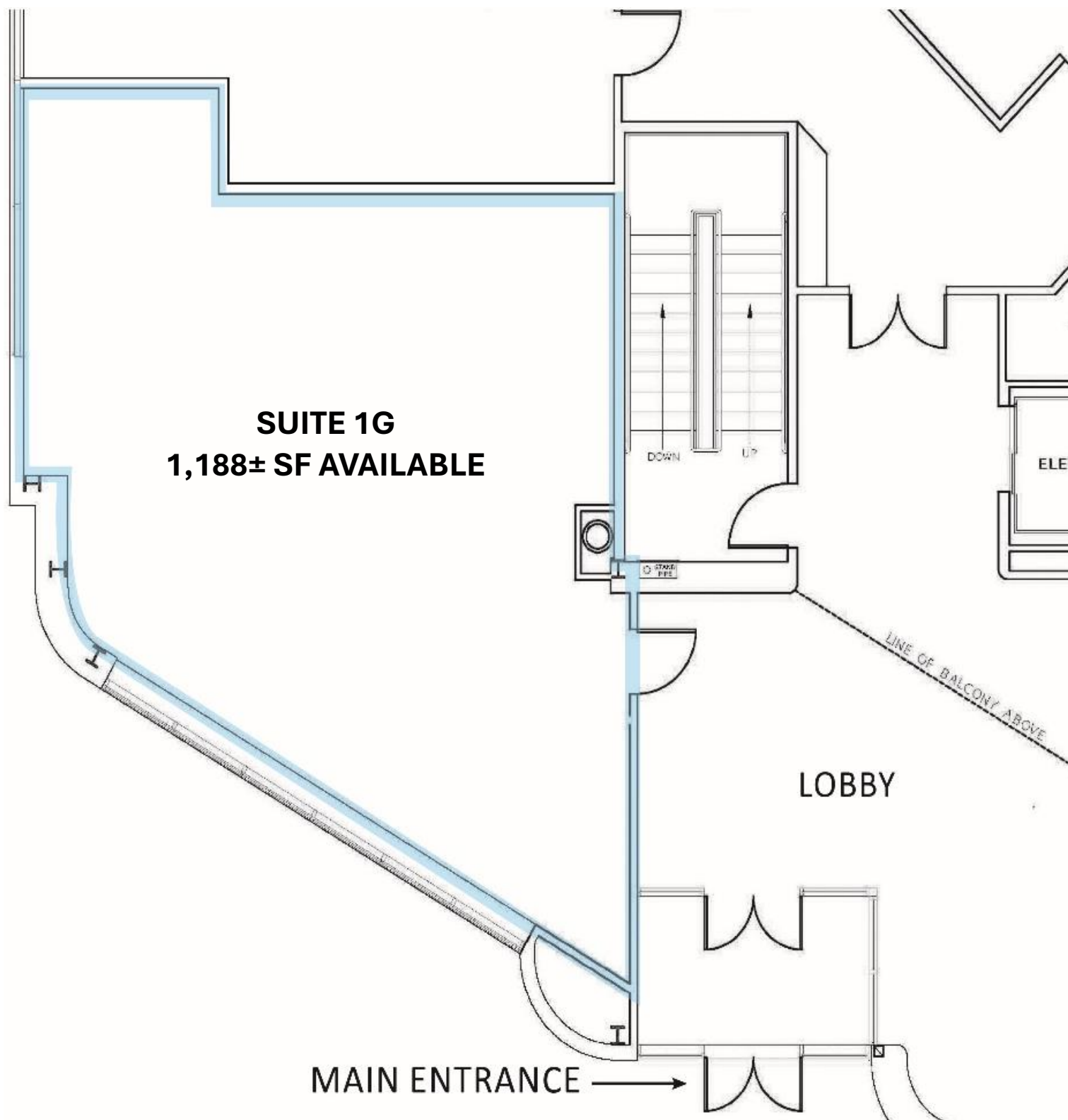
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BUILDING INFORMATION:

GROSS BLD. AREA: 44,460± SF

AVAILABLE AREA:

1st Floor – 1,188± SF

2nd Floor – 1,747± SF

NUMBER OF FLOORS: 3

CORE FACTOR: 15%

CONSTRUCTION: Masonry

ROOF TYPE: Tar & Gravel

YEAR BUILT: 1989

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central Air

HEAT: Forced Hot Air

SPRINKLERED: 100%

ELEVATOR: 1

SITE INFORMATION:

SITE AREA: 3.53± Acres

ZONING: GB

PARKING: 177 Spaces

(Surface & Underground Parking Garage)

SIGNAGE: Directory

VISIBILITY: Excellent from I-84

HWY ACCESS: ¼ Mile from I-84, Exit 63

TRAFFIC COUNT:

6,600± ADT – Tolland Turnpike

116,862± ADT – I-84

UTILITIES:

SEWER/WATER Public Connected

GAS Public Connected

EXPENSES:

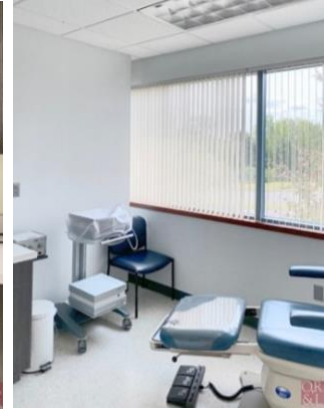
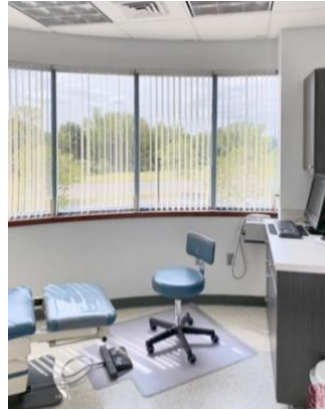
RE TAXES ☒ Tenant ☐ Landlord

UTILITIES ☒ Tenant ☐ Landlord

INSURANCE ☒ Tenant ☐ Landlord

MAINTENANCE ☒ Tenant ☐ Landlord

JANITORIAL ☒ Tenant ☐ Landlord



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