

# FOR LEASE | ERIC TOWN SQUARE PRIME OFFICE SPACE

UP TO 7,953± SF 2<sup>ND</sup> FLOOR SPACE (AVAILABLE 1/1/2025)

120-124 Hebron Avenue, Glastonbury, CT 06033

LEASE RATE: \$21.75/SF Plus Utilities & Janitorial

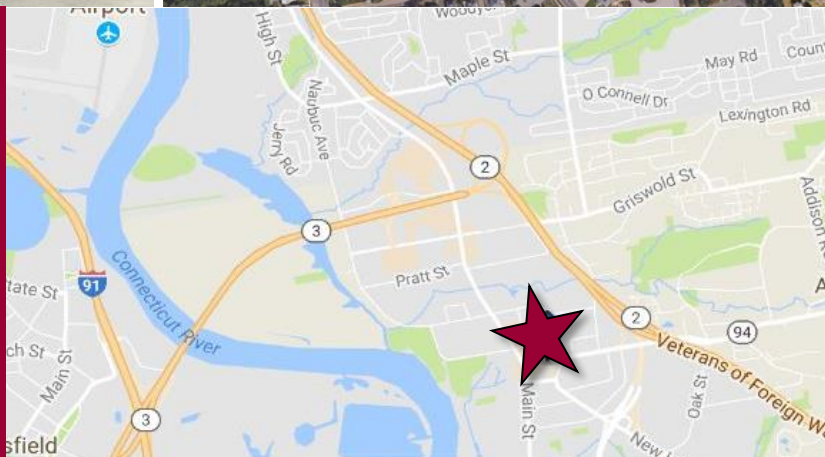


Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- One space available
- Immediate access to restaurants and shops
- Potential building signage
- Great Views
- 3 stories
- Parking Ratio TBD
- Zoning: CD
- Easy access to Rt. 2 Exit 8

For more information contact: Robert Gaucher | 860-761-6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto: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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## BUILDING INFORMATION

GROSS BLD. AREA 57,158± SF  
 AVAILABLE AREA 120 2<sup>nd</sup> Fl: 7,953± SF (avail. 1/1/25)  
 MAX CONTIGUOUS AREA 7,953± SF  
 NUMBER OF FLOORS 3  
 CORE FACTOR 15%  
 CONSTRUCTION Brick  
 ROOF TYPE Hip, asphalt shingle  
 YEAR BUILT 2007

## SITE

SITE AREA 3.06 acres  
 ZONING CD – Central District  
 PARKING TBD  
 SIGNAGE Directory  
 VISIBILITY Excellent  
 HWY.ACCESS Rt. 2, Rt. 3, I-91

## UTILITIES

SEWER/WATER City  
 GAS Yes

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Forced air, Gas  
 SPRINKLERED Wet  
 ELEVATOR(S) Yes

## EXPENSES

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

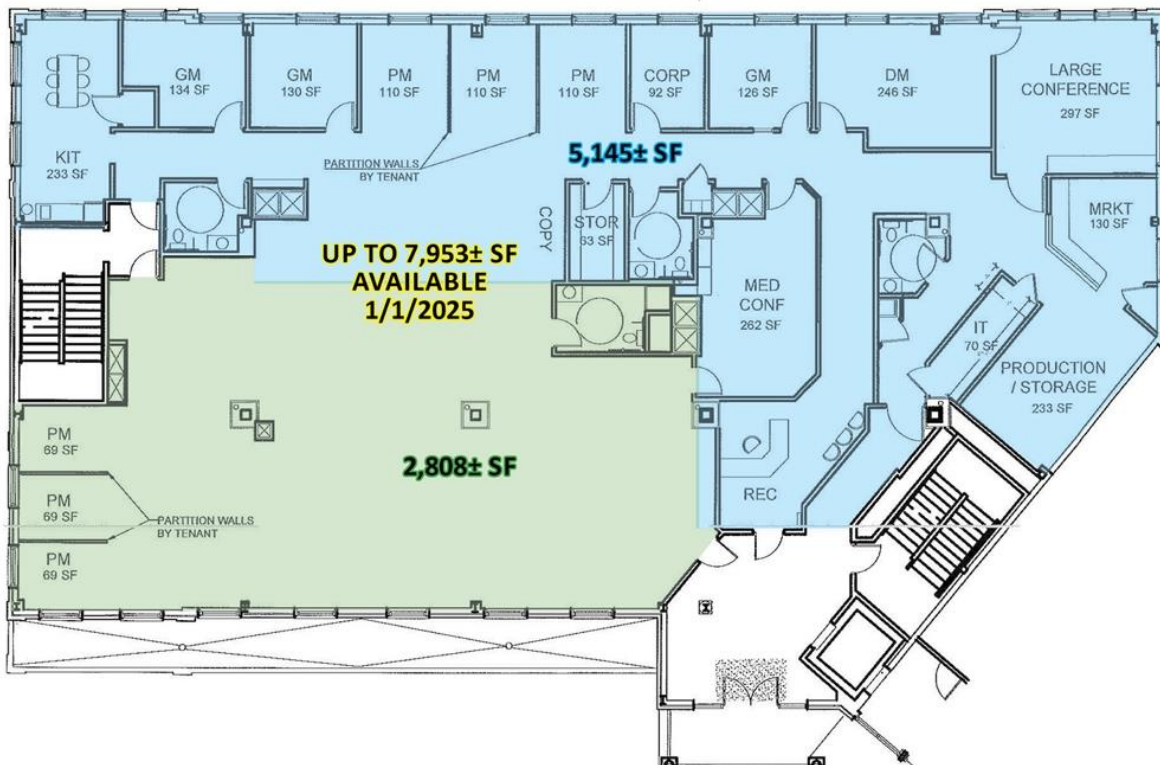
**COMMENTS** Superior location situated in the heart of Glastonbury. Class "A" lobby with elevator

**DIRECTIONS** Rt. 2 to Exit 8, turn right on Hebron Avenue, at traffic circle continue straight on Hebron Ave.

## Property Highlights

- One Space Available
- Immediate access to restaurants and shops
- Potential building signage
- Parking Ratio: TBD
- Easy access to Rt. 2 Exit 8
- Immediate access to major highways
- Unparalleled design quality & building finishes
- Great Proximity to Child Care & Health Club facilities
- On-site White Tablecloth, roof-top dining
- Many area amenities Shopping, Banking, Dining

120: 2<sup>nd</sup> Fl – Up to 7,953± SF Available 1/1/2025



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