

# FOR LEASE | 1,500± SF, 1,189± SF, & 1,350± SF OFFICE SPACES EASY ACCESS TO ROUTE 2

76 Eastern Boulevard, Glastonbury, CT 06033

LEASE RATE: \$16.50/RSF Gross Plus Janitorial

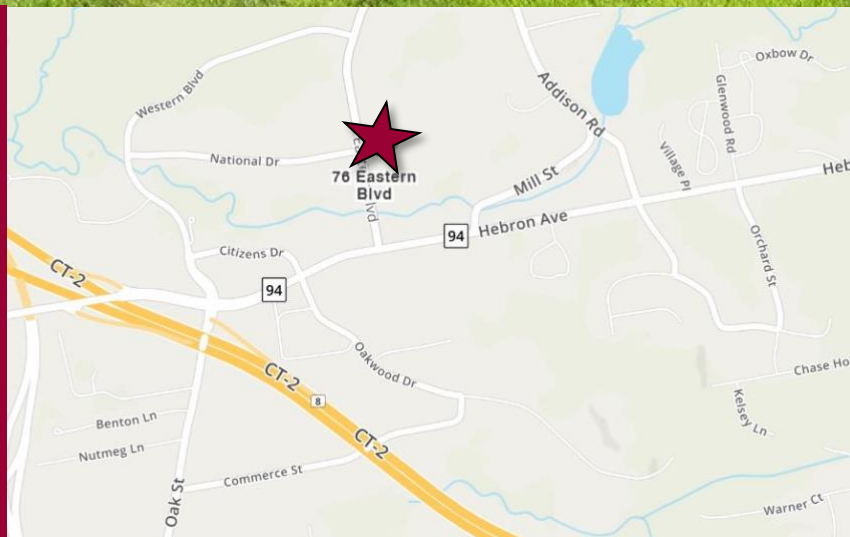


Ranked in Top 50  
Commercial Firms in U.S.



## STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below  
with the camera on your  
smart phone to sign-up for  
email notifications.



## Property Highlights

- Suite A – 1,500± RSF
- Suite C - 1,350± RSF
- Suite D - 1,189± RSF
- 2 Stories
- 49 Parking Spaces
- Zoning: PE
- ½ mile to Route 2
- Class 'A' restrooms and common areas
- Many area amenities
  - Shopping
  - Banking
  - Dining

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



# FOR LEASE | 1,500± SF, 1,189± SF, & 1,350± SF OFFICE SPACES

## EASY ACCESS TO ROUTE 2

76 Eastern Boulevard, Glastonbury, CT 06033

LEASE RATE: \$16.50/RSF Gross Plus Janitorial



Ranked in Top 50  
Commercial Firms in U.S.

### BUILDING INFORMATION

GROSS BLD. AREA 15,000± SF  
 AVAILABLE AREA 1,500± SF, 1,189± SF & 1,350± SF on LL  
 MAX CONTIGUOUS AREA 1,500± SF  
 WILL SUBDIVIDE TO 1,189± SF  
 NUMBER OF FLOORS 2  
 COLUMN SPACING Varies  
 CONSTRUCTION Wood and Steel  
 YEAR BUILT 1979

### SITE

SITE AREA 2.11 acres  
 ZONING Planned Employment  
 PARKING 49 spaces  
 SIGNAGE Yes  
 HWY.ACCESS ½ mile from Rt. 2

### UTILITIES

SEWER City  
 WATER City  
 GAS CNG

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas hot air  
 SPRINKLERED None  
 ELECTRIC SERVICE TBD  
 ELEVATOR(S) None

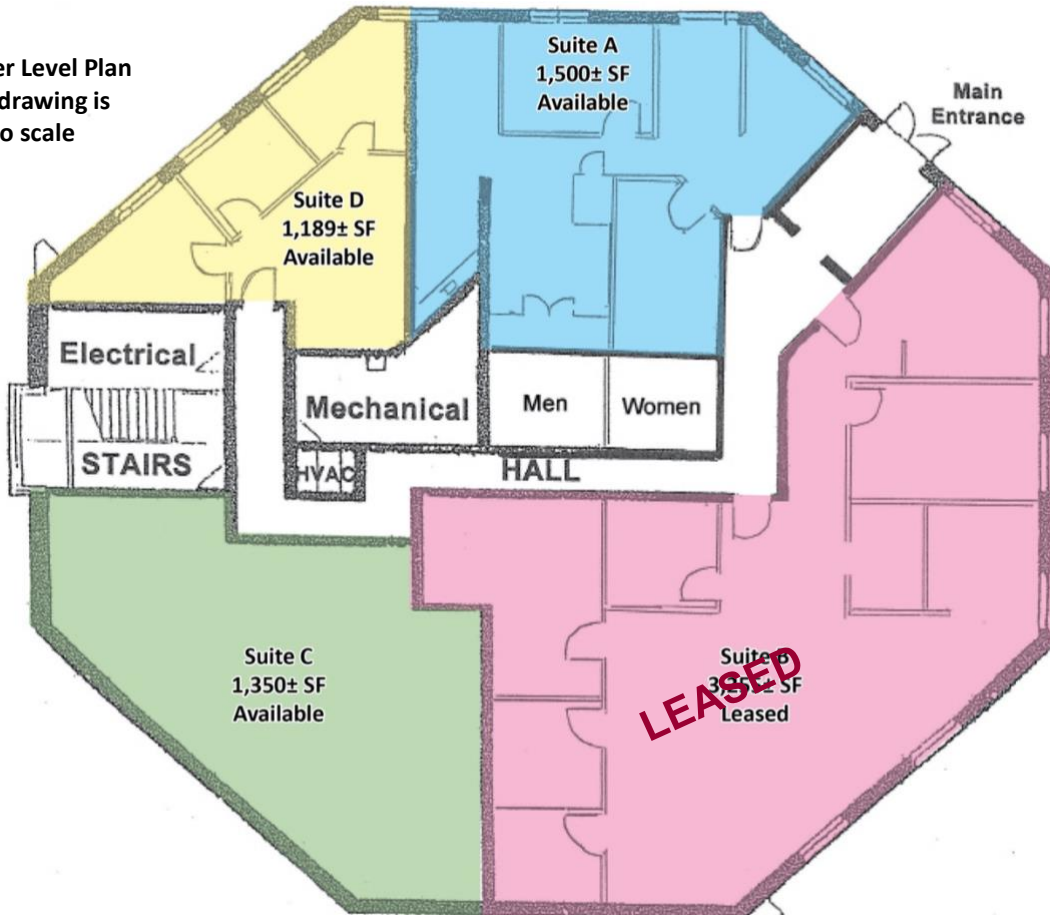
### EXPENSES

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

**COMMENTS** Class "A" restrooms and common areas.

**DIRECTIONS** Rt. 2 to Exit 8, left onto Hebron Avenue, Left onto Eastern Blvd.

**Lower Level Plan**  
 This drawing is  
 not to scale



### Property Highlights

- Suite A – 1,500± RSF
- Suite C - 1,350± RSF
- Suite D - 1,189± RSF
- 2 Stories
- 49 Parking Spaces
- On-building signage
- Zoning: PE
- 1 / 2 mile to Rt. 2
- Class "A" restrooms and common areas
- Many area amenities
  - Shopping
  - Banking
  - Dining



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



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

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