

FOR LEASE | UP TO 7,865± SF MEDICAL/OFFICE FULLY BUILT-OUT MEDICAL SUITE

704 Hebron Avenue, Glastonbury, CT 06033

LEASE RATE: \$23.50/SF NNN

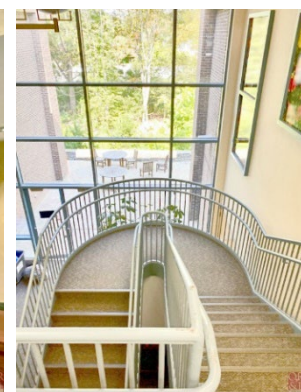


HEALTHCARE
REALTY

O,R
&L
COMMERCIAL

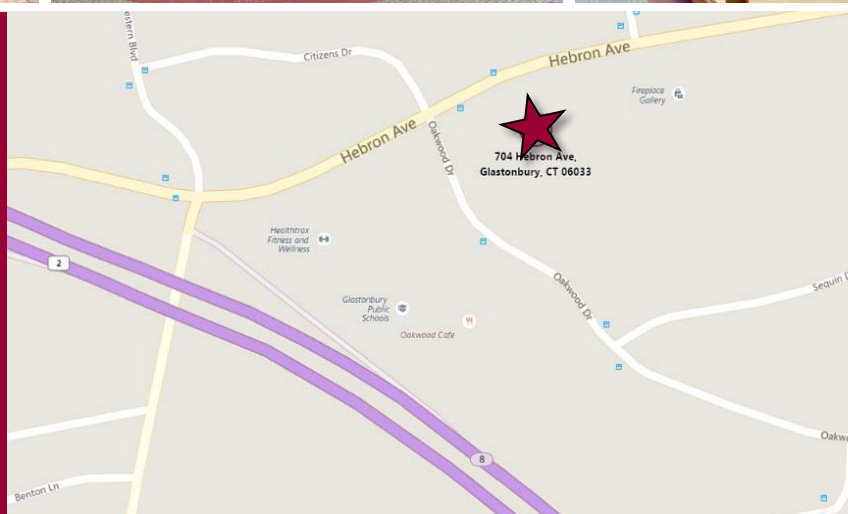
Ranked in Top 50
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Property Highlights

- Up to 7,865± SF available
- Will subdivide to 2,500± SF
- 2 Stories including basement
- 5.96/1000 parking ratio
- Traffic: 22,500 ADT
- Zoning: PC
- Rt 2 Exit 8
- Available immediately
- Many area amenities

For more information contact:

Jay Morris | 860-721-0033 | jmorris@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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.

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BUILDING INFORMATION

GROSS BLD. AREA 33,789± SF
AVAILABLE AREA Suite 200 – 7,865± SF
MAX CONTIGUOUS AREA 7,865± SF
WILL SUBDIVIDE TO 2,500± SF
NUMBER OF FLOORS 2 including finished basement
ATTIC/BASEMENT Full finished basement
CONSTRUCTION Brick/Masonry
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 2001

SITE

SITE AREA 4.56± acres
ZONING PC
PARKING 5.96/1000 ratio
SIGNAGE On building
HWY.ACCESS Rt 2 Exit 8
TRAFFIC COUNT 22,500 ADT

UTILITIES

SEWER/WATER Public
GAS Public

MECHANICAL EQUIPMENT

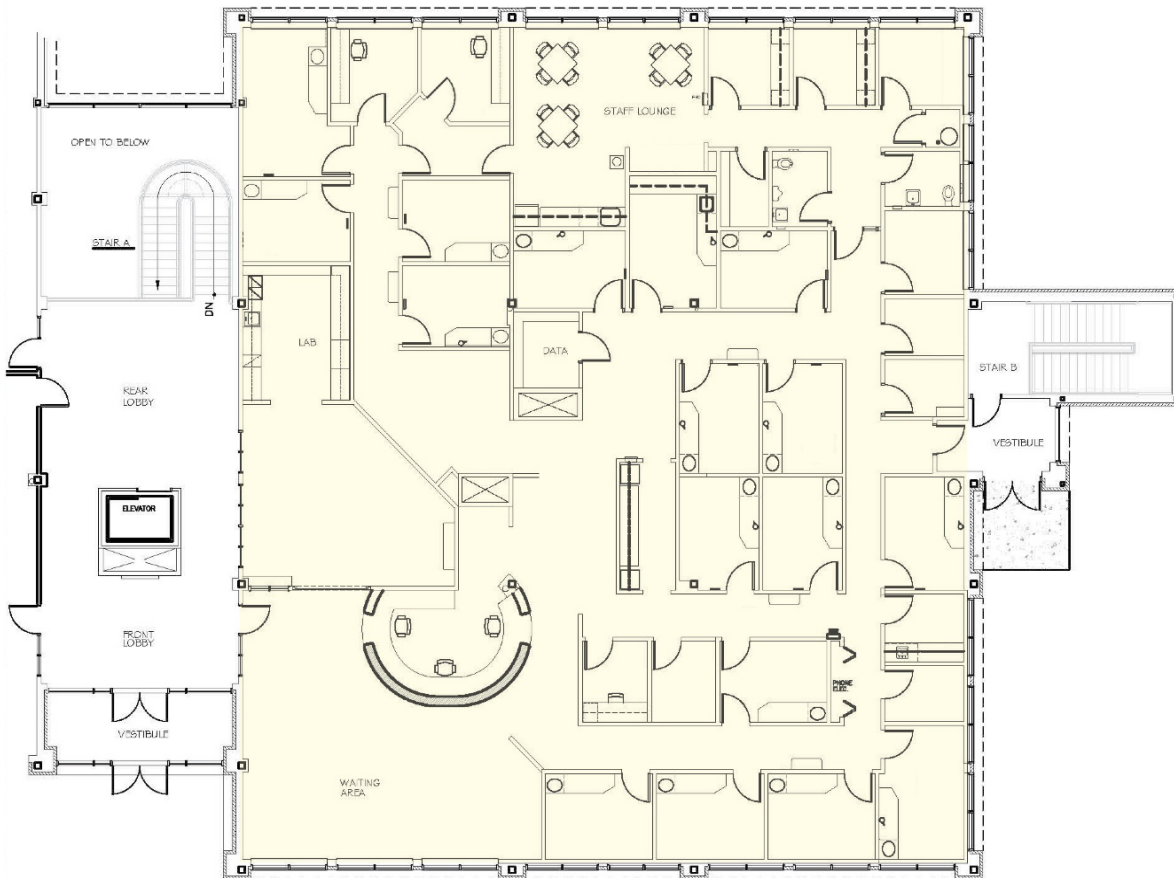
AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED Wet
ELEVATOR(S) 1

EXPENSES

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

COMMENTS Former Ophthalmologist space, fully built-out for medical use.

DIRECTIONS Rt 2 West Exit 8, Left onto Hebron Avenue. Rt 2 East Exit 8, Right onto Hebron Avenue.

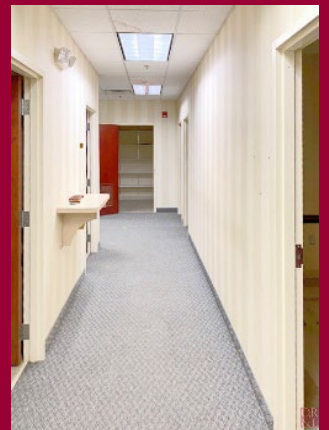


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- Traffic: 22,500 ADT
- Zoning: PC
- Rt 2 Exit 8
- Many area amenities
 - Shopping
 - Banking
 - Dining



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Connect with Us



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