



Broker's Protected

FOR LEASE

OFFICE SUITES

49 Tolland Turnpike | Manchester, Connecticut 06042

**Focus
Spaces**
Focus on your business

All information presented from sources is deemed reliable and is submitted subjected to errors, omissions, change of other terms of conditions, lease or withdrawal-all without notice.



Compatible tenant mix



Flexible lease terms



Ample parking



**Cleaning service for
common areas included**



24/7/365 access



**Surveillance
cameras**



**Convenient location
near the highway**



Private offices



**Maintenance
on-call**

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The property sits on the Manchester/Vernon town line immediately adjacent to Interstate 84 between exits 63 and 64/65, providing excellent access and visibility from the highway. Near a major thoroughfare populated by numerous auto dealerships, retail, restaurants, urgent care/medical office, and business services. Neighboring tenants in the immediate area include Motel 6, Big Sky Fitness, Key Hyundai, ECHN, Suburban Subaru, and Kohl's Department Store.

JULIA SOUZA

C: (917) 676-8461

O: (860) 815-8800 EXT: 25

julia@doverbenedictgroup.com

J-R LALIBERTE

C: (860) 309-0378

O: (860) 815-8800 EXT: 18

jr@doverbenedictgroup.com

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FOR LEASE

FOCUS SPACES

49 Tolland Turnpike | Manchester, Connecticut 06042

Suite 301



Beautiful renovated suite with 4 private offices, furnished seating area, kitchen and restroom.

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Suite 301



Utilities, WiFi, and maintenance of common area are included in the rent.

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Suite 301A - \$1,200 per month utilities and WiFi included



Beautiful suite with 2 rooms, a closet, new carpet, new hardwood floor, fresh paint, LED lighting, and lots natural light.

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Suite 301A - \$1,200 per month utilities and WiFi included



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Suite 203 - Rent starts at \$475 per month



Renovated suite with 13 private offices - 5 of them with hand sinks - a common coffee bar, and a furnished seating area. Utilities, WiFi and maintenance of common area are included.

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Suite 204



Renovated suite with 4 private offices, furnished waiting area, and kitchen. Utilities, WiFi, and maintenance of common area are included.

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Suite 204

Suite 204-B



Suite 204-C



204B for \$825 per month and 204C for \$850 per month. New carpeting, LED lighting and fresh paint.

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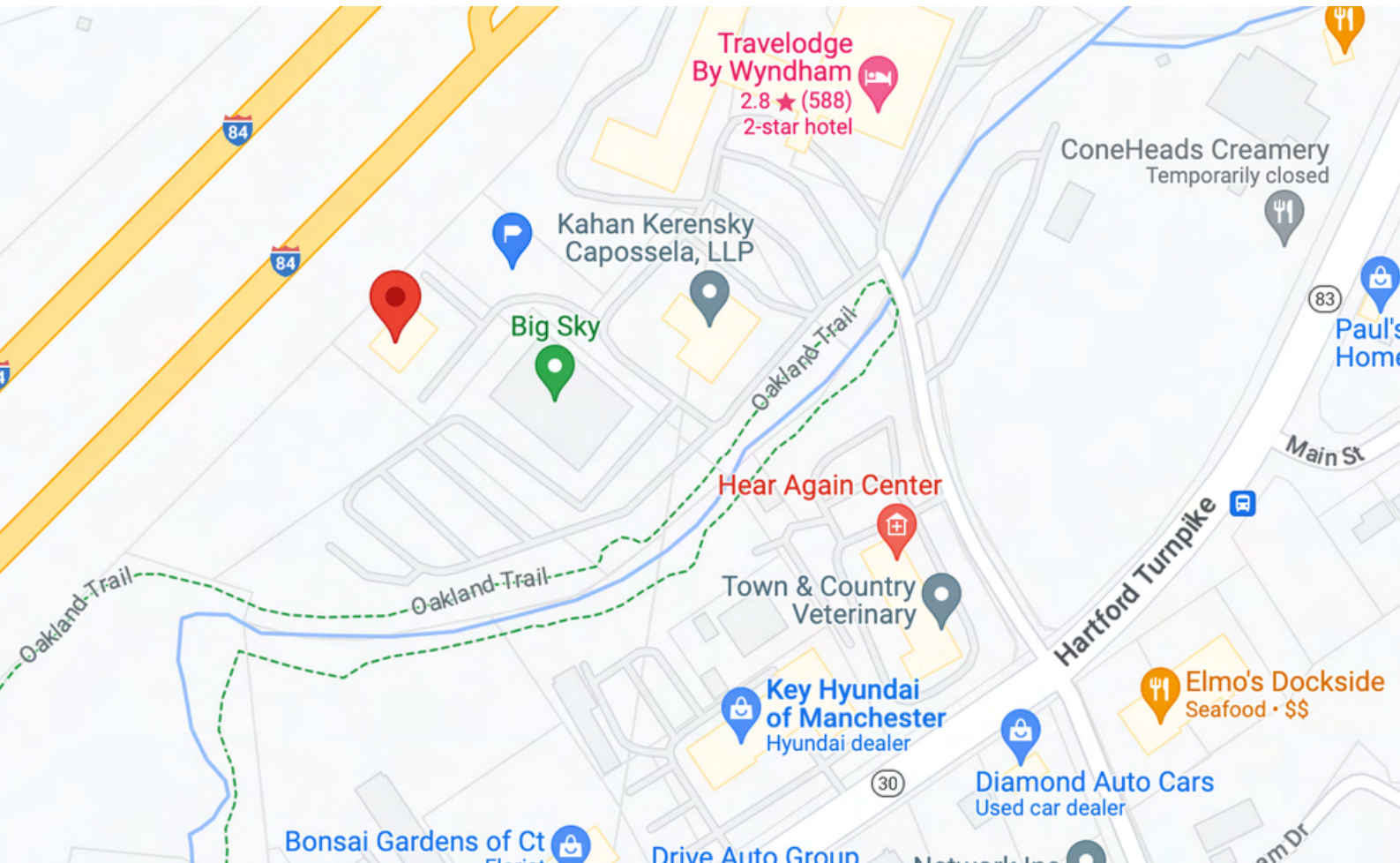
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WE HAVE SPACES FOR ANY TYPE OF BUSINESS

Located in central Connecticut, Focus Spaces is a commercial property holdings company focused on offering spaces to businesses of any size within Connecticut.

OFFICE | RETAIL | MEDICAL | HOSPITALITY | INDUSTRIAL | FLEX | SPECIALTY

Our vast variety of properties are always renovated with a great amount of pride to create a positive image for all of our tenants.

