

OFFICE FOR LEASE

2650 MAIN STREET
GLASTONBURY, CT



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Goman+York Property Advisors, LLC, is pleased to offer unique office leasing opportunities in the heart of Glastonbury's vibrant downtown district. 2638 –2650 Main Street consists of 10,000 +/-SF within 2 interconnected buildings. The property includes a charming historic structure built circa 1904 (totaling 4,500 SF with up 2,800 SF available) and a modern portion constructed in 2014 (totaling 5,600 SF). Highly visible on Main Street, this site benefits from a large monument sign and façade signage possibilities.

PROPERTY HIGHLIGHTS

- From 1,349 to 2,850 RSF Available
- High quality Class A property recently constructed
- Historic Building with unique and charming characteristics
- Move-in condition, currently built-out for a law firm
- Highly visible site with monument and façade signage possibilities

Thomas York, SIOR

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Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM

LOCATION DESCRIPTION

Your customers and employees will appreciate this dynamic, vibrant, and strategic business location which is within walking distance to many of the restaurants, shops, and amenities that Glastonbury has to offer. With nearby access to Routes 2 and 3 (which connect to Interstate 84 and 91) the property is easily accessible from anywhere in Greater Hartford.

OFFERING SUMMARY

Lease Rate:	\$21.75 SF/yr (Gross + Utilities and Janitorial ; MG)
Available SF:	From 1,349 - 2,800 SF
Building Size:	10,000 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	253	849	2,446
Total Population	516	1,728	5,205
Average HH Income	\$115,964	\$114,733	\$117,948



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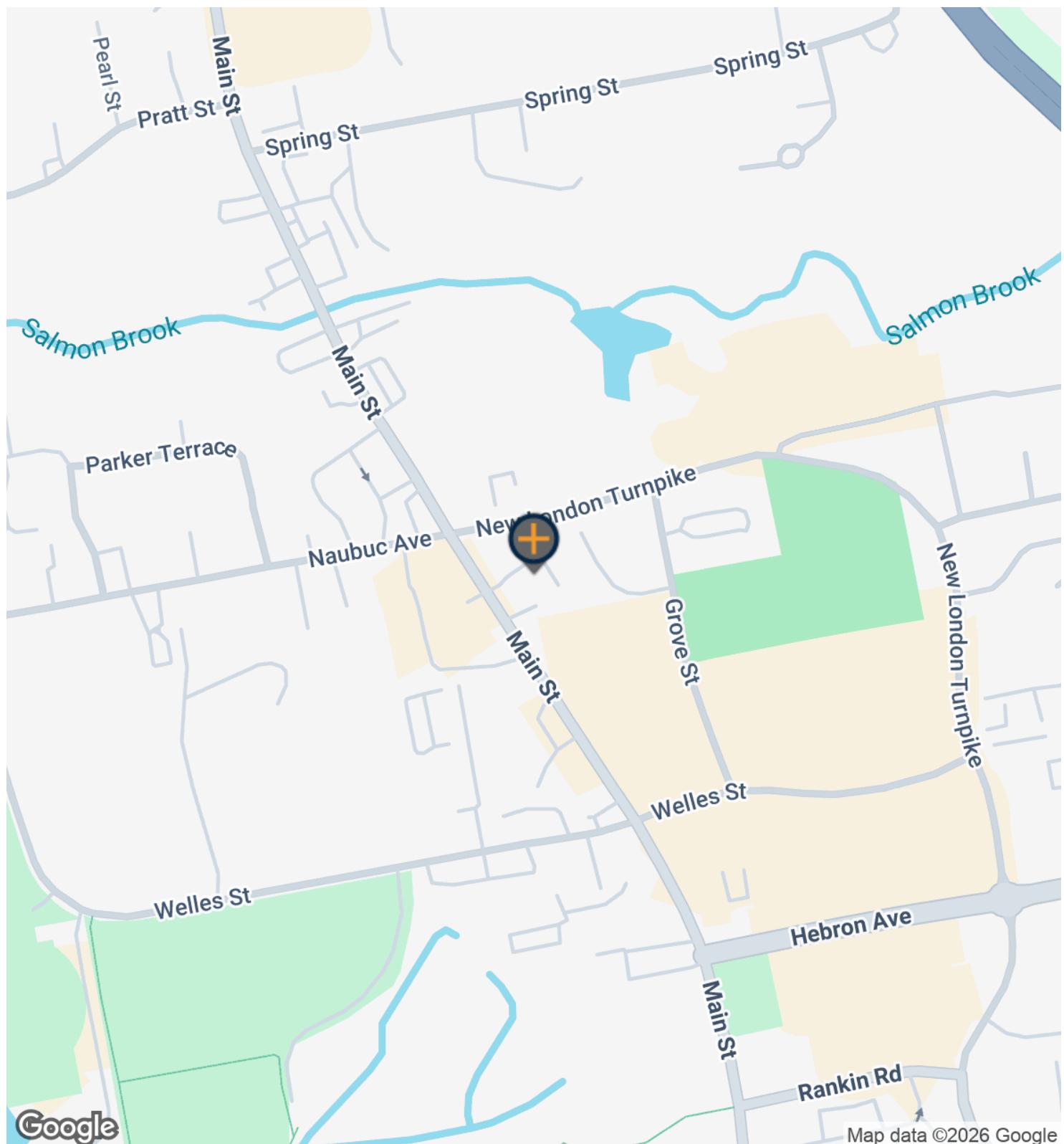
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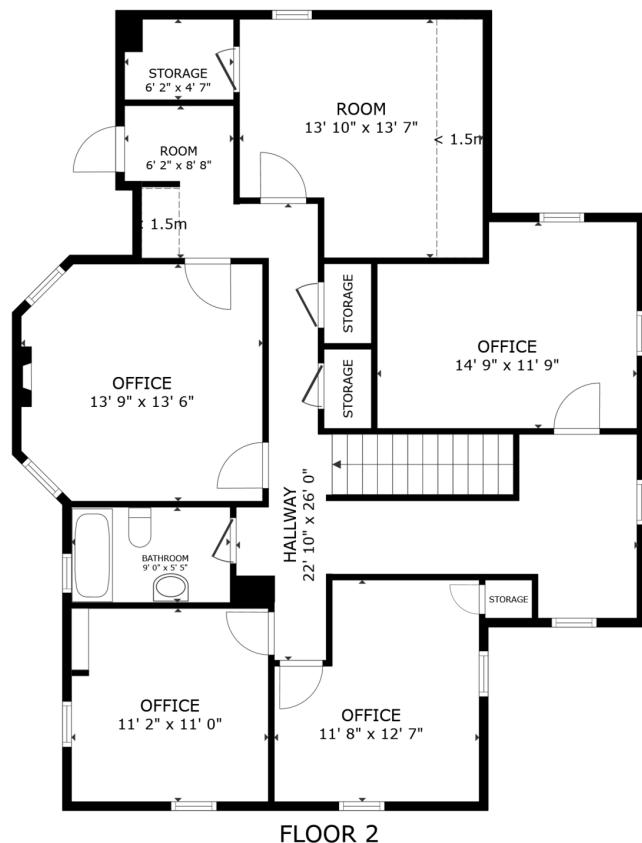
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OFFICE FOR LEASE

(Not to Scale)



GROSS INTERNAL AREA
FLOOR 1 148 sq.ft. FLOOR 2 1,174 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 44 sq.ft.
TOTAL : 1,322 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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