

# FOR LEASE | ERIC TOWN SQUARE PRIME OFFICE SPACES



120: UP TO 7,953± SF 2<sup>ND</sup> FLOOR SPACE | 124: 3,170± SF 3<sup>RD</sup> FLOOR SPACE

120-124 Hebron Avenue, Glastonbury, CT 06033

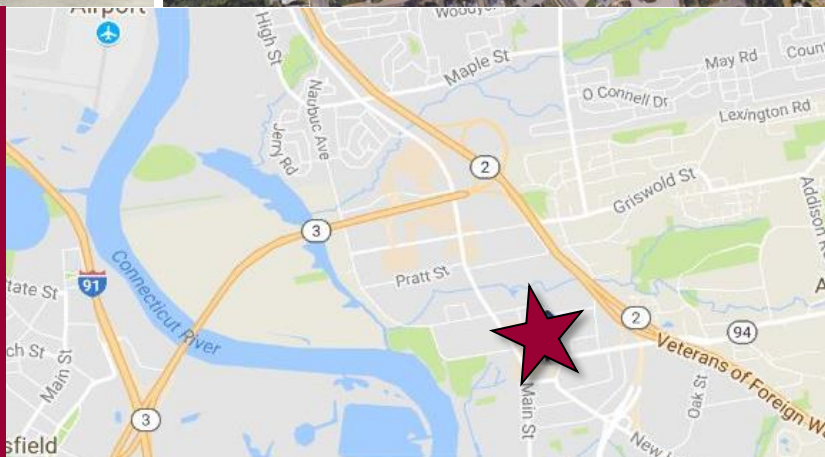
LEASE RATE: \$21.75/SF Plus Utilities & Janitorial

Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- Two spaces 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 124 3 <sup>rd</sup> Fl: 3,170± SF
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

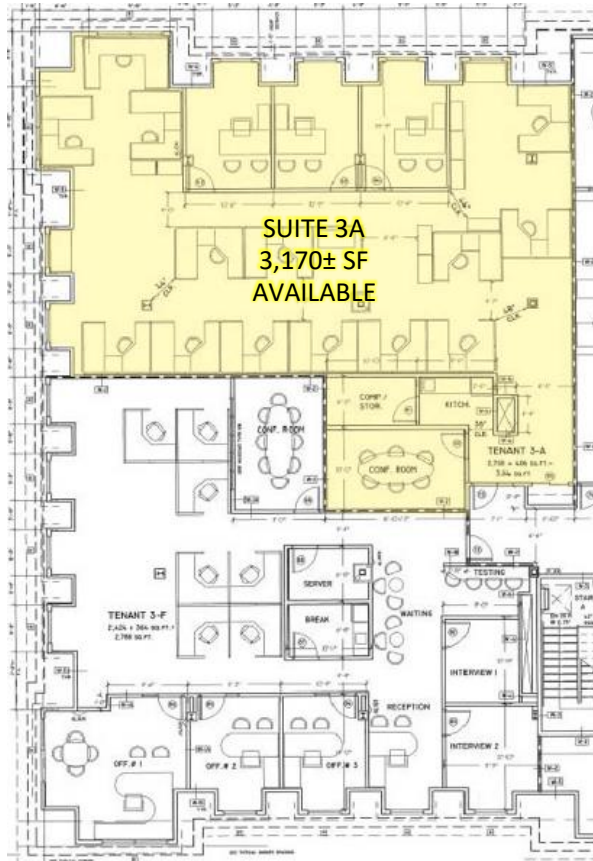
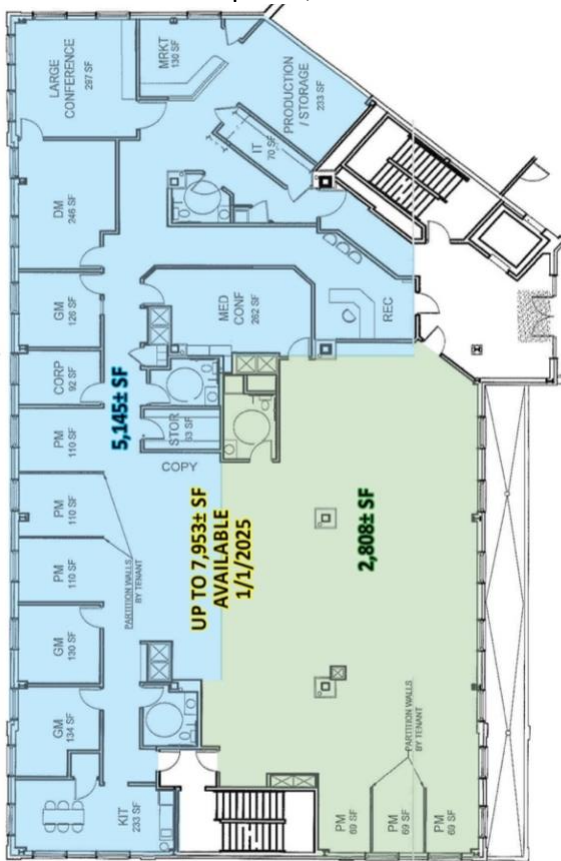
RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant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

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

124: Ste 3A 3<sup>rd</sup> Fl – 3,170± SF



## Property Highlights

- Two Spaces 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



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