



Ranked in Top 100  
Commercial Firms in U.S.



# FOR LEASE

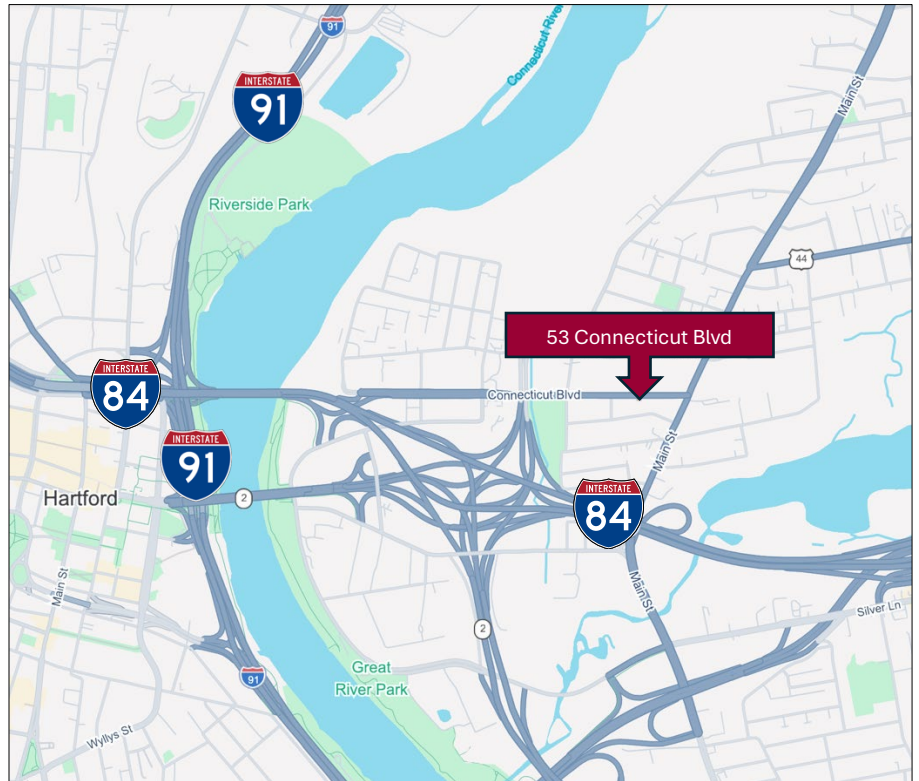
53 Connecticut Blvd, East Hartford, CT 06108

930± SF Private Office Space Available

LEASE RATE: \$1000/Month + Janitorial

## HIGHLIGHTS

- 930± SF Available
- Located on the 2<sup>nd</sup> Floor
- New Paint
- Ample Parking
- Zoning: B-1
- Pylon Signage
- Highway Access: Rt. 2 or Rt. 5
- Excellent Visibility on Connecticut Blvd.



## CONTACTS

**Kyleigh Caron**

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2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257



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**LEASE RATE: \$1000/Month + Janitorial**

**53 Connecticut Blvd, East Hartford, CT 06108**

**930± SF Private Office Space**

### BUILDING INFORMATION

**GROSS BLD. AREA:** 6,580± SF  
**AVAILABLE AREA:** 930± SF  
**CONSTRUCTION:** Brick/Masonry  
**ROOF TYPE:** Flat  
**YEAR BUILT:** 1968, Renovated 1990  
**SITE AREA:** 0.35± Acres

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Window Units  
**HEAT:** Electric Baseboards

### SITE INFORMATION

**ZONING:** B-1  
**PARKING:** 4.00/1000 (both buildings)  
**SIGNAGE:** Pylon (both buildings)  
**VISIBILITY:** Excellent on Connecticut Blvd  
**HWY ACCESS:** Rt. 2 or Rt. 5

### UTILITIES

**SEWER/WATER:** City  
**GAS:** TBD

### EXPENSES

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



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