



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

Eric Town Square, 120 Hebron Avenue, Glastonbury, CT 06033
2,740± SF Office Space

LEASE RATE: \$21.75/SF + utilities & janitorial

HIGHLIGHTS

- Bldg 120 - 2,740± SF 2nd floor office
- Immediate access to restaurants and shops
- Underground Parking Garage
- 3 Story Building
- Zoning: CD
- Easy access to Rt. 2 Exit 8

CONTACT

Bob Gaucher | (860) 761-0774
bgaucher@orlcommercial.com

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



WWW.ORLCOMMERCIAL.COM



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: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

BUILDING INFORMATION

GROSS BLD. AREA: 115,487± SF

AVAILABLE AREA:

Bldg 120 2nd Floor – 2,740± SF

OF FLOORS: 3

CONSTRUCTION: Brick

ROOF TYPE: Hip, Asphalt Shingle

YEAR BUILT: 2007

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Gas, Forced Hot Air

SPRINKLERED: Yes, Wet System

ELEVATORS: Yes

SITE INFORMATION

SITE AREA: 3.06± Acres

ZONING: CD – Central District

PARKING: TBD

SIGNAGE: Directory

VISIBILITY: Excellent

HWY ACCESS: Rt. 2, Rt. 3, I-91

TRAFFIC COUNT: 10,900 ADT

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$11,339,090

MILL RATE: 32.83

TAXES: \$394,216.08 (\$3.41/SF)

EXPENSES

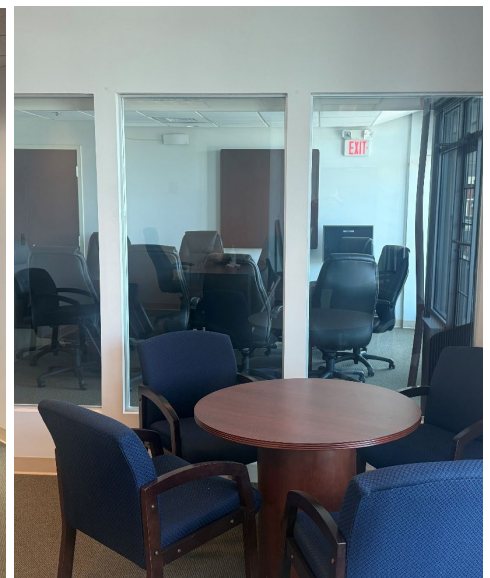
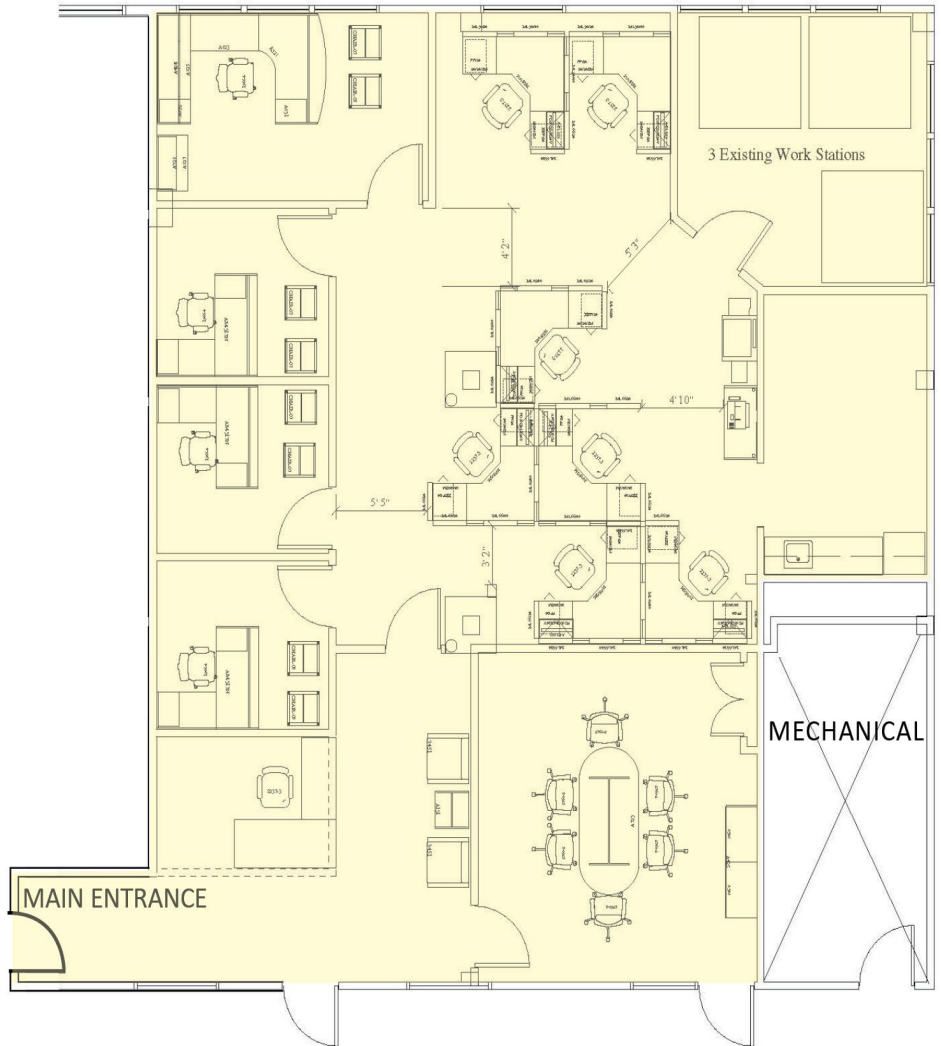
RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord



CONTACTS

Bob Gaucher | (860) 761-0774

bgaucher@orlcommercial.com

Jay L. Morris | (860) 721-0033

jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300