

Lease Rate
\$18.00
psf full service gross

20 Western Boulevard Glastonbury, CT 06033

High Visibility, Professional Office Building

Colliers is pleased to present Class A office space with a 3,615 square feet office for lease. The property has a prominent location at a high-traffic, signalized corner of Hebron Avenue and Western Boulevard. Two turn access to Route 2 allows easy accessibility for employees and clients.

Features

- 3,615 SF office space for lease
- Immaculately maintained building on 4.40 acres
- Park-like setting with 5.3/1,000 sf parking
- Downtown location offers convenient access to local amenities including retail, banking, medical and more
- Upgraded with LED, energy efficient lighting

Christian Dietz

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John Cafasso, SIOR

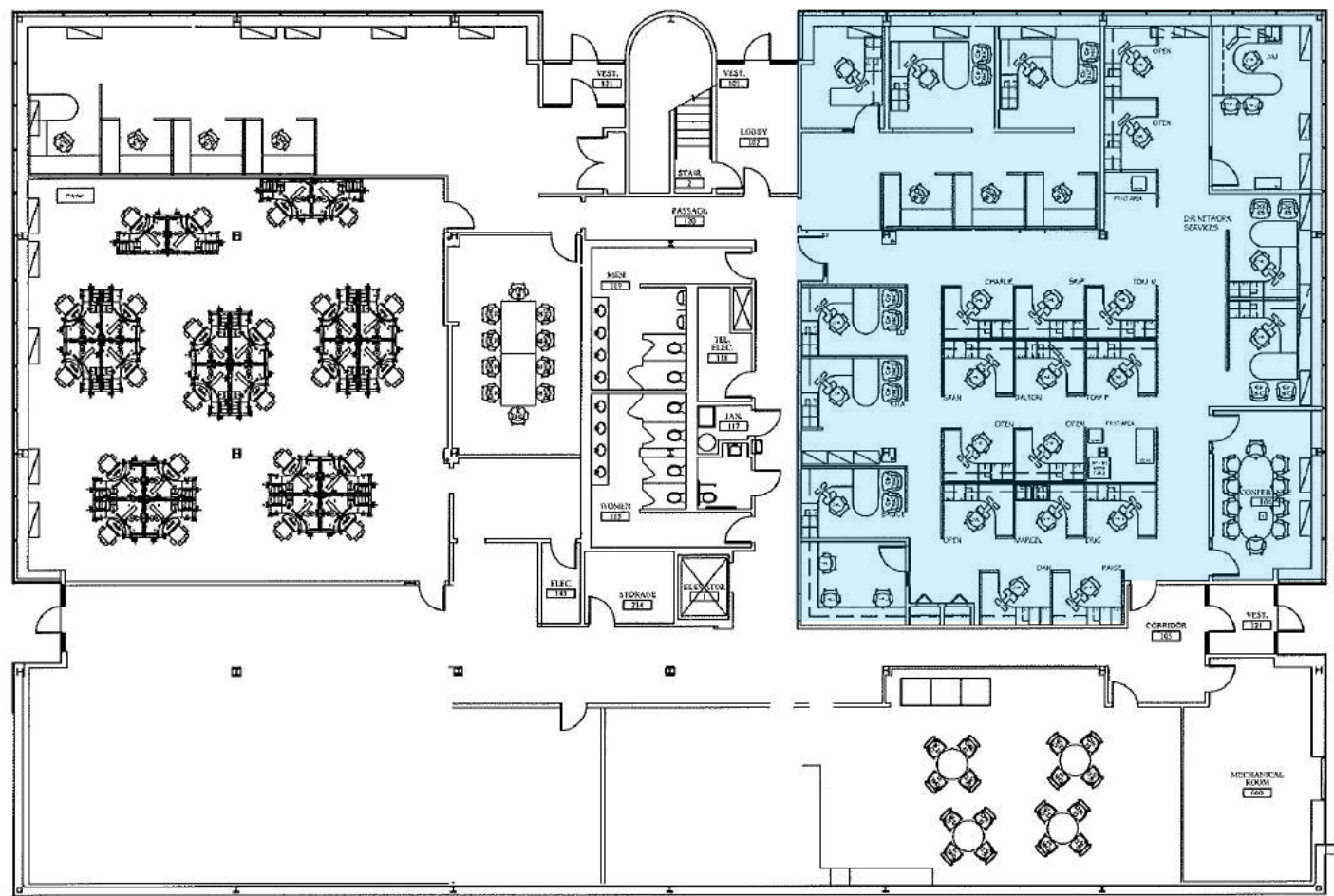
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FIRST FLOOR - 3,615 SF



Total SF	±29,759
Available SF	±3,615
No. of Floors	2
Construction	Steel frame structure
Roof	Single-ply membrane roof
Year Built	1981
Lot Size	±4.40 acres
Zoning	PE
Parking	158 spaces; 5.3/1,000, can be expanded
Sprinklers	The building is fully-sprinklered and alarmed
HVAC Type	The HVAC system combines rooftop units



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