

PROFESSIONAL / MEDICAL OFFICE SPACE FOR LEASE

477 Connecticut Boulevard, East Hartford, CT 06108

LEASE PRICE
\$15 - \$18 /SF
Plus janitorial

Available Suites

Suite 100B - 2,964± SF
 Suite 119 - 1,640± SF
 Suite 200 - 2,778± SF
 Suite 215B - 518± SF
 Suite 301 - 2,392± SF
 Suite 302 - 2,364± SF
 Suite 304 - 1,490± SF

The entire 3rd Floor is available with 6,246± SF



BUILDING INFORMATION:

GROSS BLD. AREA: 40,541± SF
 AVAILABLE SF: 1st Fl: 2,962± SF, 1,640± SF
 2nd Fl: 518± SF, 2,778± SF
 3rd Fl: 1,490± SF, 2,392± SF, 2,364± SF
 MAX CONTIGUOUS SF: 6,246± SF
 WILL SUBDIVIDE TO: 518± SF
 NUMBER OF FLOORS: 3
 COLUMN SPACING: Varies
 CORE FACTOR: 16%
 ROOF TYPE: Built up/Membrane
 CONSTRUCTION: Brick and Steel
 YEAR BUILT: 1966/1987

SITE:

SITE AREA: 2.32 acres
 ZONING: B-3
 PARKING: 177 spaces
 FRONTAGE: Bus stop at building
 HWY. ACCESS: Rt. 2, I-84, I-91
 VISIBILITY: Highway visibility

UTILITIES:

WATER: City
 SEWER: City
 GAS: Yes

TAXES:

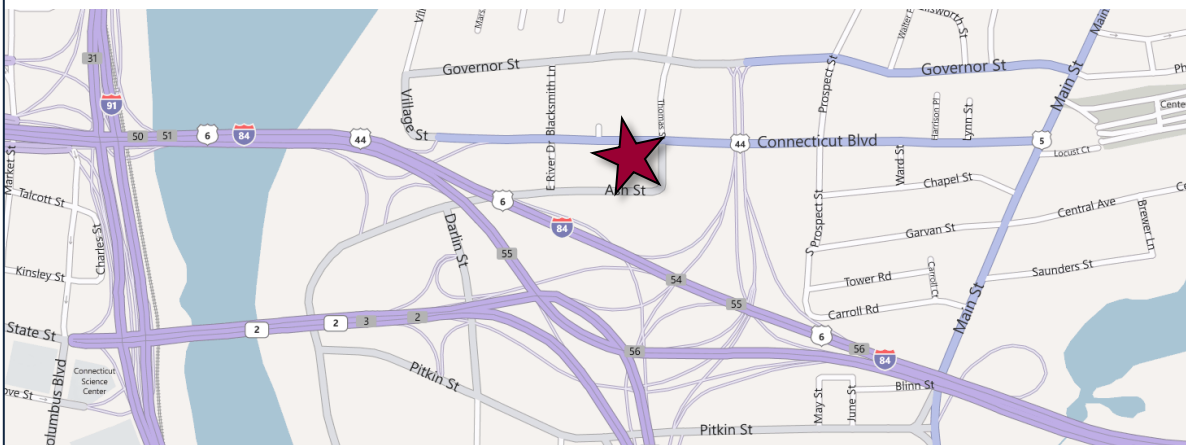
RE TAXES: () Tenant (x) Landlord
 UTILITIES: () Tenant (x) Landlord
 INSURANCE: () Tenant (x) Landlord
 MAINTENANCE: () Tenant (x) Landlord
 JANITORIAL: (x) Tenant () Landlord
 BASE YEAR STOP: Yes

MECHANICAL EQUIPMENT:

AIR CONDITIONING: 100%
 TYPE OF HEAT: Forced air, Gas with oil back-up
 SPRINKLERED: Wet System
 ELECTRIC SERVICE: TBD
 ELEVATOR(S): One

COMMENTS: Medical/ professional office building with great access to major highways. Ready to move in medical office now available.

DIRECTIONS: I-91 to I-84 east – take Connecticut Boulevard ext. Building is on left.



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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