



43 Western Boulevard
GLASTONBURY, CT

Excellent office spaces with immediate highway access located in the heart of Glastonbury. Professional/medical spaces from 3,000 to 20,000 SF





Local Landlord committed to best in class service.



Highly desirable office location, with- in Salmon Brook Office Park.

The property offers excellent accessibility to Hebron Ave and Route 2, as well as to I-91. The CTfastrak Bus is located right outside of the property. Just 5 minutes outside of the heart of Glastonbury, 15 minutes from Downtown Hartford, 40 minutes away from Downtown New Haven, and Waterbury.



KITCHENETTE



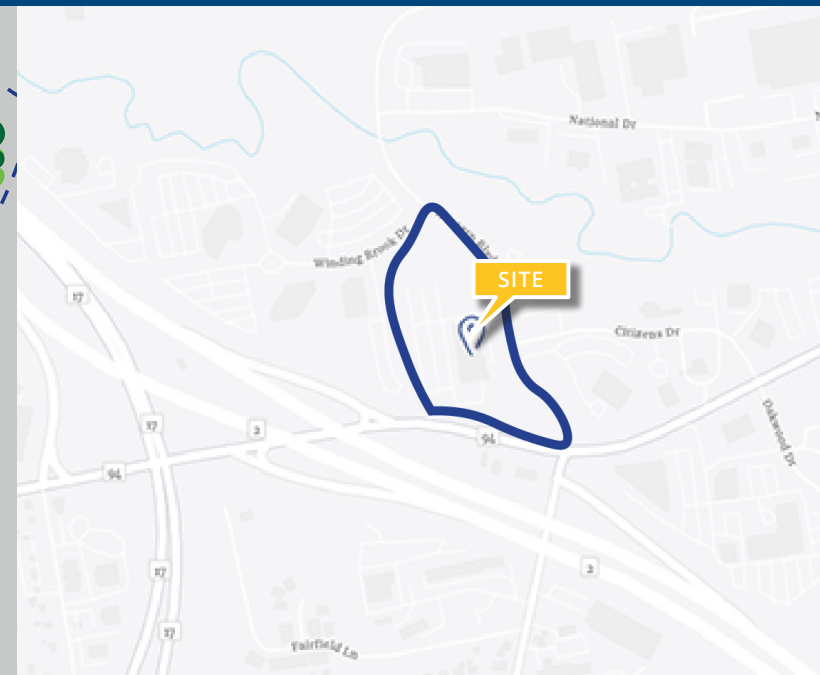
**GENEROUS
PARKING**



**SHARED PROPERTY
AMENITIES**

DISTANCE		
	CTfastrak Bus	40 ft
	Route 2	1/2 mile
	Bradley Int'l Airport	21 miles
	Downtown Hartford	10 miles

FOR LEASE | 43 Western Blvd | Glastonbury, CT



The details don't get better than this.
Walk on over and take a look.

Building Highlights

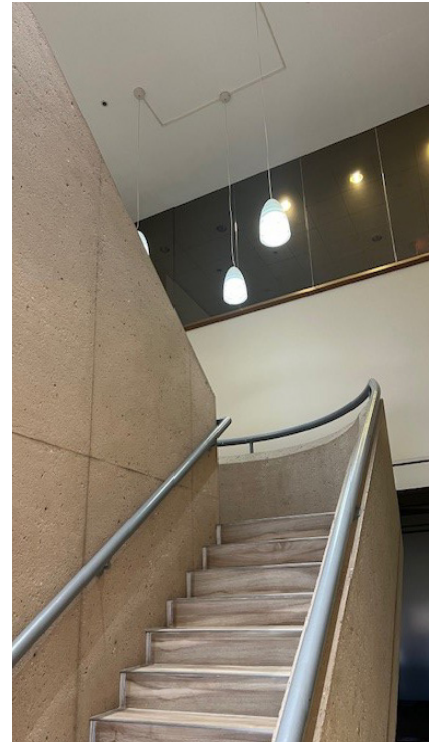
Available Space	±20,000 RSF
Largest Space	±20,000 RSF
Smallest Space	±3,000 RSF
Lease Rate	\$22.50 PSF Gross
Lot Size	±8.33 acres

FEATURES

- Easy access to I-91, Rte 2, and Downtown Hartford
- Plenty of on-site, secure, free parking. Parking ratio 4.2/1000
- On-site inclusive amenities
- Combination of office and warehouse space
- Direct entryway to suite and a large drive in door
- ±20,000 rsf on second floor, flexibility to be divided into four separate spaces
- Newly renovated interior design and textiles
- 3 minutes from Glastonbury Center
- Located inside of Salmon Brook Corporate Park



FOR LEASE | 43 Western Blvd | Glastonbury, CT



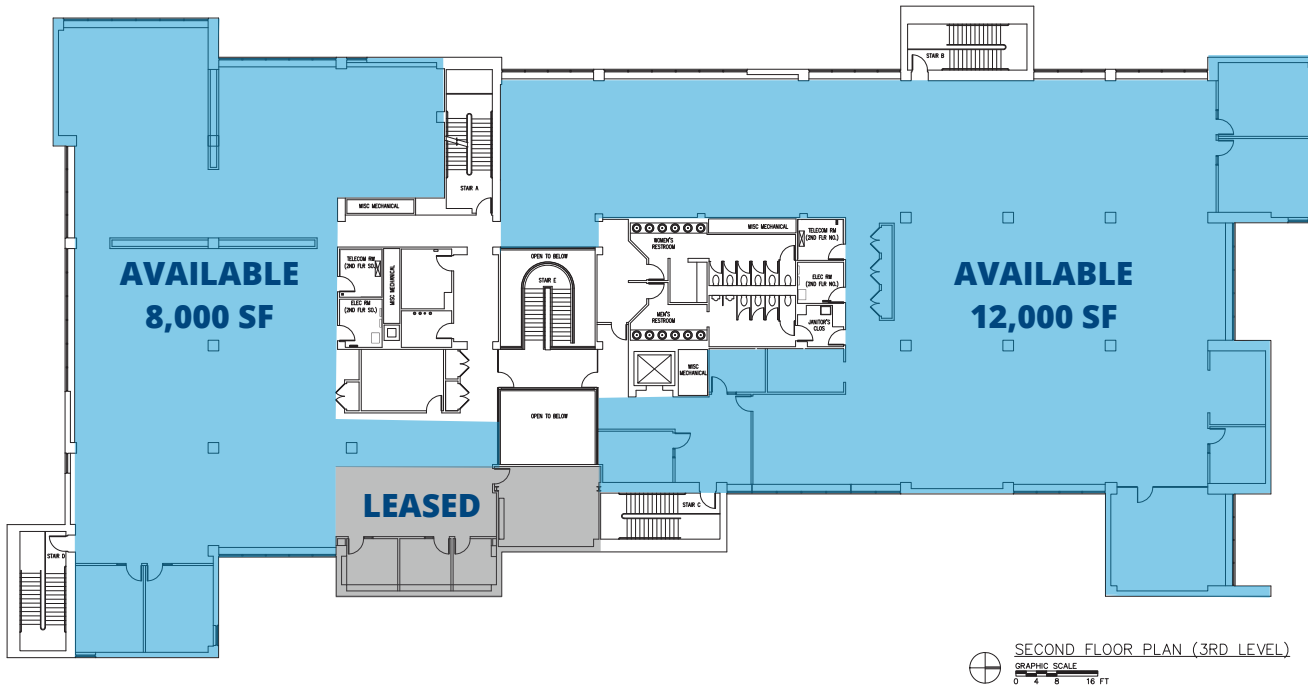
Gallery

Clockwise from top left:
Lobby area // Front lobby //
Office space // Lobby stairway

colliers.com/hartford

43 Western Second Floor Plan

±20,000 CONTIGUOUS RSF AVAILABLE



SECOND FLOOR PLAN (3RD LEVEL)
GRAPHIC SCALE
0 4 8 16 FT

Available Space

Space #1	8,000 RSF
Space #2	12,000 RSF

Contact Us:

John J. Cafasso CCIM SIOR
Principal
860.616.4013
john.cafasso@ct.colliers.com

Colliers International
864 Wethersfield Avenue
Hartford, CT 06114
860.249.6521
colliers.com/hartford

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.



Accelerating success.

43 Western Boulevard

GLASTONBURY, CT



FOR LEASE | 43 Western Blvd | Glastonbury, CT

Contact Us:

John J. Cafasso CCIM SIOR
Principal
860.616.4013
john.cafasso@ct.colliers.com

Colliers International
864 Wethersfield Avenue
Hartford, CT 06114
860.249.6521
colliers.com/hartford



Accelerating success.