

# 74 New London Tpke

74 New London Tpke, Glastonbury, CT 06033

Presented by  
Marc Gottesdiener & Co., Inc.



## Price: \$28.00 - \$28.80 /SF/Yr

74 New London Turnpike was formerly an owner-occupied insurance building office; still the major tenant on lower floor, with several additional smaller individualized offices in a quiet suburban setting convenient to shopping and Whole Foods as its neighbor. There are 2 levels to the building with the lower-level space now all rented with three tenants with each unit having its own internal bathroom and an inside interior walkway. The building is being even more modernized with new ownership, adding LED lighting, individual thermostats, HVAC updates, new roof & solar. The last remaining one3 room large suite is the 2nd door off the main entrance. While this executive space was recently vacated and is a trophy space with 3 offices and easily could be a conference room/meeting space-large Space for a sign out front!

Suite #5 is one large work area with 2 windows facing New London Turnpike. There is a private sitting area which a visitor or two may wait for their appointment with additional space. Join the several long-term tenants -with a nice mix of financial planning, health, therapy both physical and spiritual- several therapists, and even a baby photographer. Join this eclectic mix which is a convenient location on a gross lease basis paying a discounted monthly fee with ample parking in the heart of Glastonbury's Downtown with many retail shops to conveniently walk & next door to a Whole

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str  
Lots of natural light; individualized HVAC; modern 3 rooms w/kitchenette & with your own sign out front on the marquee billboard  
ample windows and a private rear entrance/exit with your own private backyard

individualized HVAC in each room; new LED lighting, and just one reduced monthly bill to pay



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MARC GOTTESDIENER & CO., INC.  
APPRAISER/BROKER/EXCHANGER/INVESTOR

74 New London Tpke  
500 SF of Office Space Available in Glastonbury, CT



7 days since last updated

Edit Listing - edit details, photos, attachments, contacts, and more. [Confirm up-to-date](#)


**HIGHLIGHTS**  
modern colonial 2-story with individual offices in a class A setting with ample parking with all utilities. This can be a totally gross lease-easy

Marc Gottesdiener 860-246-5053 [Contact](#)

WWW.MARCGOTTESDIENER.COM  
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74 New London Turnpike  
Between Gfyn Leoben Mall and white foods shopping center

High St

**FEATURES AND AMENITIES**

24 Hour Access	Conferencing Facility	Air Conditioning	Central Heating
Natural Light	Partitioned Offices	Plug & Play	Drop Ceiling
private exit/entrance	Kitchenette		3 rooms

WALK SCORE 64 Somewhat Walkable

TRANSIT SCORE 31 Some Transit

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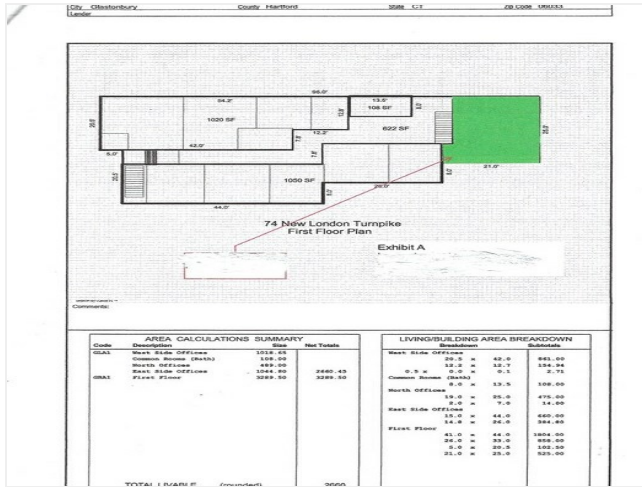
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74 NLT aerial & amenities 10-21

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Carmen I Santos Psyd	-	
Charles W Warner Co	1,350	
Julie Ingenohl	-	
Linda M Jackson, IT	-	
One Big Happy Photo-Amber Sehrt	-	
Rejuvenate Aesthetics	-	
Summit Planning Group LLC	750	
Therapeutic DT Muscular Pain Management LLC-Krista	-	
Tyrek J Platt LLC	-	

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suite 4 app 500 SF + seating

## Listing spaces

### 1st Floor Ste 1

Space Available	720 SF
Rental Rate	\$28.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

\$1,850 per month everything included except Internet- You control your own HVAC in this former executive space for the former owner of the property.

### 2nd Floor Ste 8

Space Available	250 SF
Rental Rate	\$28.80 /SF/Yr
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	1 - 3 Years

great larger suite with windows facing east - carpeted and 2nd door /suite at main level



74 NLT-space 1 main floor3 room plus full bathroom

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## Property Photos



Entrance



Entrance way- just a few stairs



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## Property Photos



private entry/exit-rear-last unit



lower level w/internal stairs

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## Property Photos



space ready-main floor



2nd walkway up/down



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## Property Photos



Beginning Hallway



2nd typical office

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## Property Photos



Sitting area

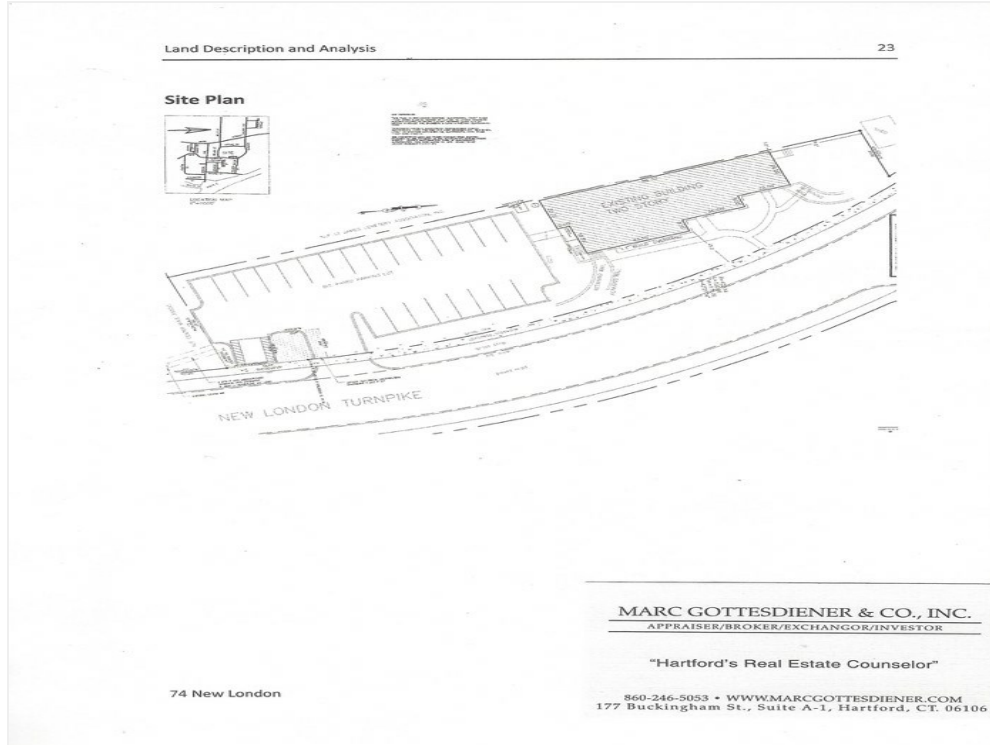


Typical Office

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## Property Photos



ample parking-visibility



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## Location

