

# 427 NAUBUC AVE - UNIT 102 • OFFICE BUILDING FOR LEASE

427 NAUBUC AVE - UNIT 102, GLASTONBURY, CT 06033



**ELITE**  
COMMERCIAL REAL ESTATE SERVICES  
A Veteran Owned Company



## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

We are pleased to present this beautiful and modern 1420 SF second floor office space available for sublease. Situated in Somerset Place office complex, this commuter friendly unit offers easy access to Rt. 2 and Rt. 3 which connect to I-84 and I-91 respectfully. It is also directly adjacent to Glastonbury Boulevard which is host to a variety of shops and restaurants perfect for entertaining clients or offering a quick lunch break away from the office. The unit itself boasts a variety of modern finishes, such as the wood-look vinyl plank flooring throughout, the gorgeous breakroom/kitchenette, and best of all, the large individual offices which provide plenty of natural light with gorgeous views of the complex and the forest adjacent. The size of the space would be perfect for a variety of uses. These could include uses such as offices for attorneys, accountants, financial advisors, or even a start-up. Sublease is set to expire at the end of April 2025.

### PROPERTY HIGHLIGHTS

- Modern office space
- Sublease: Subtenant Pays Elec

### OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Available SF:	1,420 SF
Lot Size:	3.85 Acres
Building Size:	1,420 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,282	24,893	87,533
Total Population	5,110	57,914	201,645
Average HH Income	\$79,543	\$84,590	\$74,514

### CARL BERMAN CCIM, MICP

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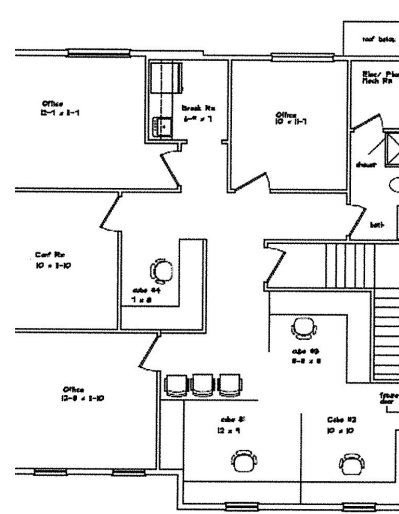
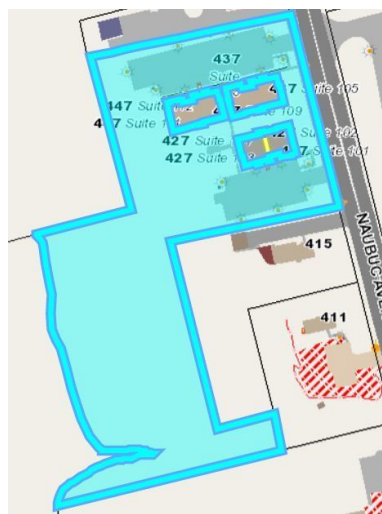
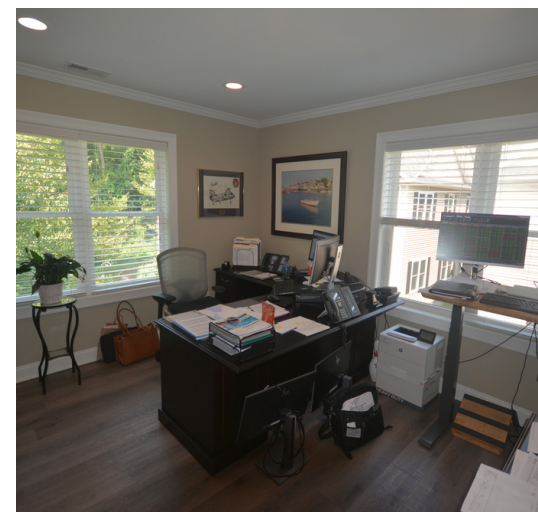


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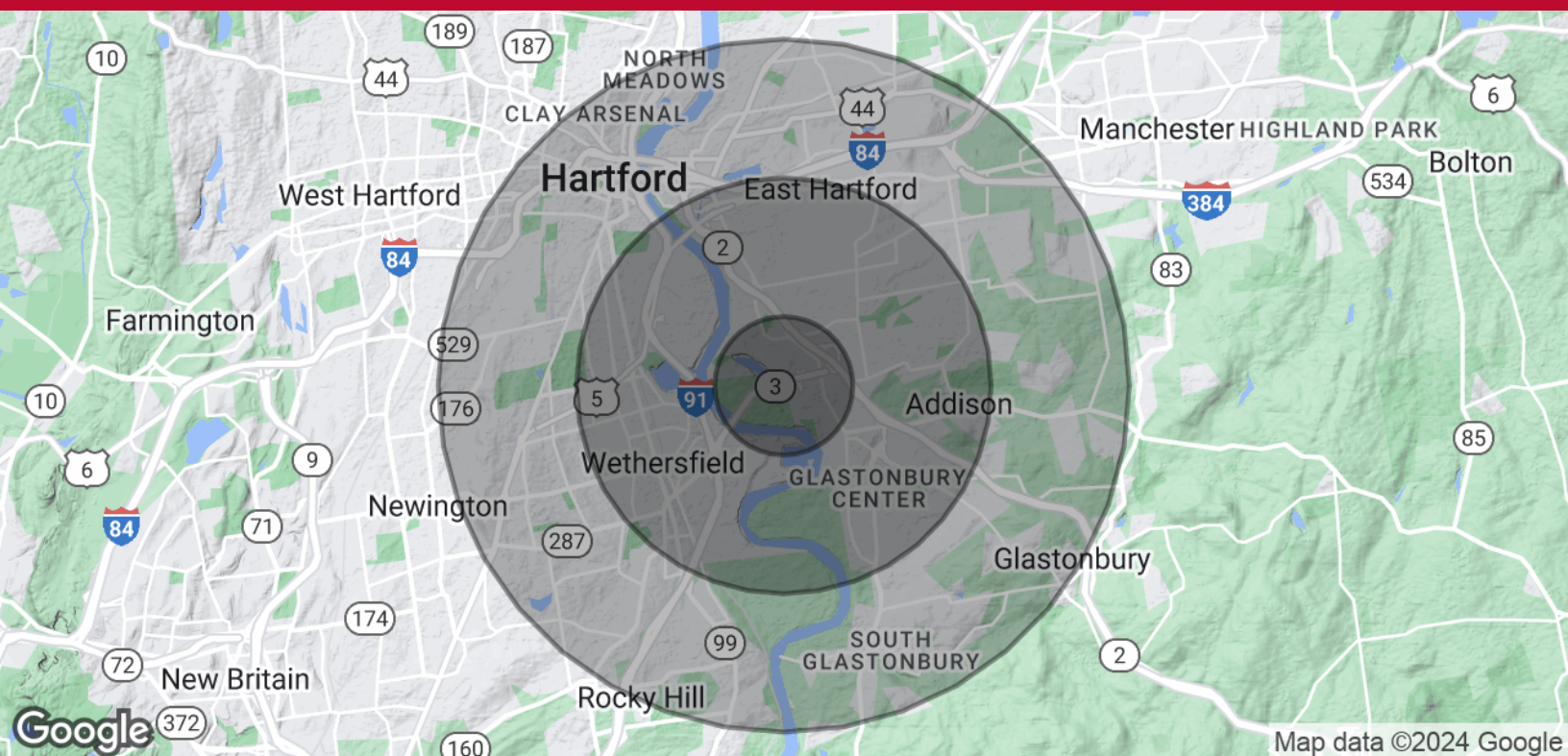


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,110	57,914	201,645
Average Age	41.8	41.2	39.0
Average Age (Male)	44.3	40.1	37.8
Average Age (Female)	40.7	42.7	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,282	24,893	87,533
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$79,543	\$84,590	\$74,514
Average House Value	\$187,230	\$222,681	\$193,393

\* Demographic data derived from 2020 ACS - US Census

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