

OFFERING MEMORANDUM

Office Building For Sale

20,000+ SF Multi-Tenant

160 Chapel Rad, Manchester, CT



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISIONSM

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

PROPERTY OVERVIEW



160 Chapel Road presents a versatile professional office opportunity in a well-maintained and accessible building in the heart of Manchester, Connecticut. Offering multiple suites ranging from single offices to approximately 2,500 square feet, the property accommodates a variety of users including medical, professional services, counseling, wellness, legal, and consulting practices. The flexible layouts support both private office configurations and collaborative work environments, featuring a mix of private offices, conference space, open areas, and kitchenette access. Additional highlights include elevator service, ample on-site parking, and a strong professional presence. Ideally located near I-84 and Route 83, the property provides excellent convenience and accessibility for both tenants and clients.

- Three Floors
- 30+ Surface Parking Spaces
- 21,940+- SF Total Building Area
- Multi-Tenant Building
- Zoned Industrial
- Built in 1986 / Renovated 2019

Pricing: \$20.00/SF NNN

OFFERING OVERVIEW



TENANT HIGHLIGHTS

- **Strategic Regional Location** – Well positioned in Manchester with convenient access to I-84, I-291, and Route 83, providing easy connectivity to Hartford and the surrounding employment centers.
- **Large 5± Acre Site with Ample Parking** – Attractive suburban office setting with approximately 80 on-site parking spaces, supporting a variety of professional and medical office users.
- **Flexible Tenant Appeal** – Suitable for medical, counseling, legal, financial, and other professional office users, providing a diverse tenant pool and reduced vacancy risk.
- **Strong Local Demographics** – Located within an established residential and commercial market supporting sustained demand for professional and medical services.



DEMOGRAPHIC AND INCOME PROFILE (1 mile radius)

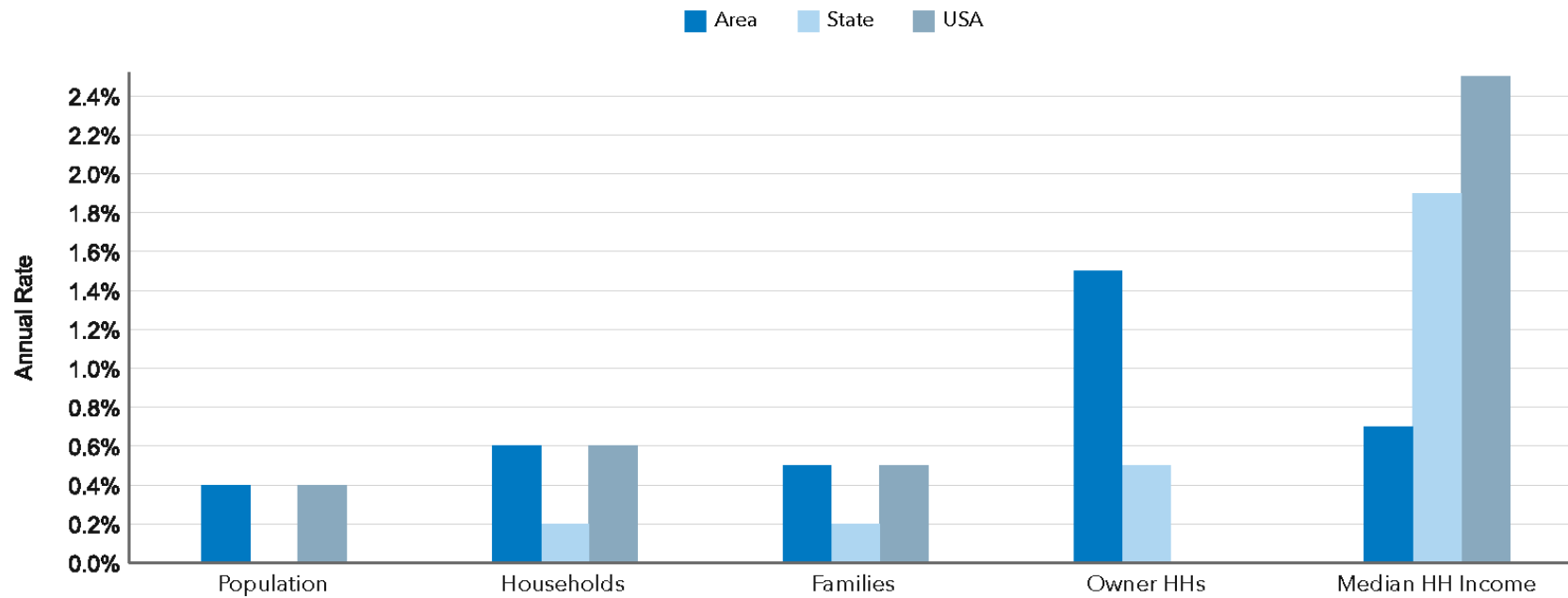
Summary	Census 2020	2025	2030
Total Population	3,521	3,637	3,703
Total Households	1,539	1,611	1,659
Family Households	915	944	969
Average Household Size	2.28	2.25	2.23
Owner Occupied Housing Units	833	915	984
Renter Occupied Housing Units	706	696	675
Median Age	36.5	38.4	39.5

Trends 2025 - 2030	Area	State	National
Population	0.4%	0.0%	0.4%
Households	0.6%	0.2%	0.6%
Family Population	0.5%	0.2%	0.5%
Owner Occupied Housing Units	1.5%	0.5%	0.0%
Median Household Income	0.7%	1.9%	2.5%





Trends: 2025 - 2030 Annual Rate



DEMOGRAPHIC AND INCOME PROFILE (3 mile radius)


Summary	Census 2020	2025	2030
Total Population	62,228	62,573	62,790
Total Households	25,461	25,982	26,401
Family Households	15,585	15,649	15,860
Average Household Size	2.42	2.38	2.35
Owner Occupied Housing Units	12,996	13,482	13,969
Renter Occupied Housing Units	12,465	12,500	12,432
Median Age	37.0	38.2	39.3

Trends 2025 - 2030	Area	State	National
Population	0.1%	0.0%	0.4%
Households	0.3%	0.2%	0.6%
Family Population	0.3%	0.2%	0.5%
Owner Occupied Housing Units	0.7%	0.5%	0.0%
Median Household Income	1.4%	1.9%	2.5%






62,573
Total Population




25,982
Total Households



2.38
Average Household Size

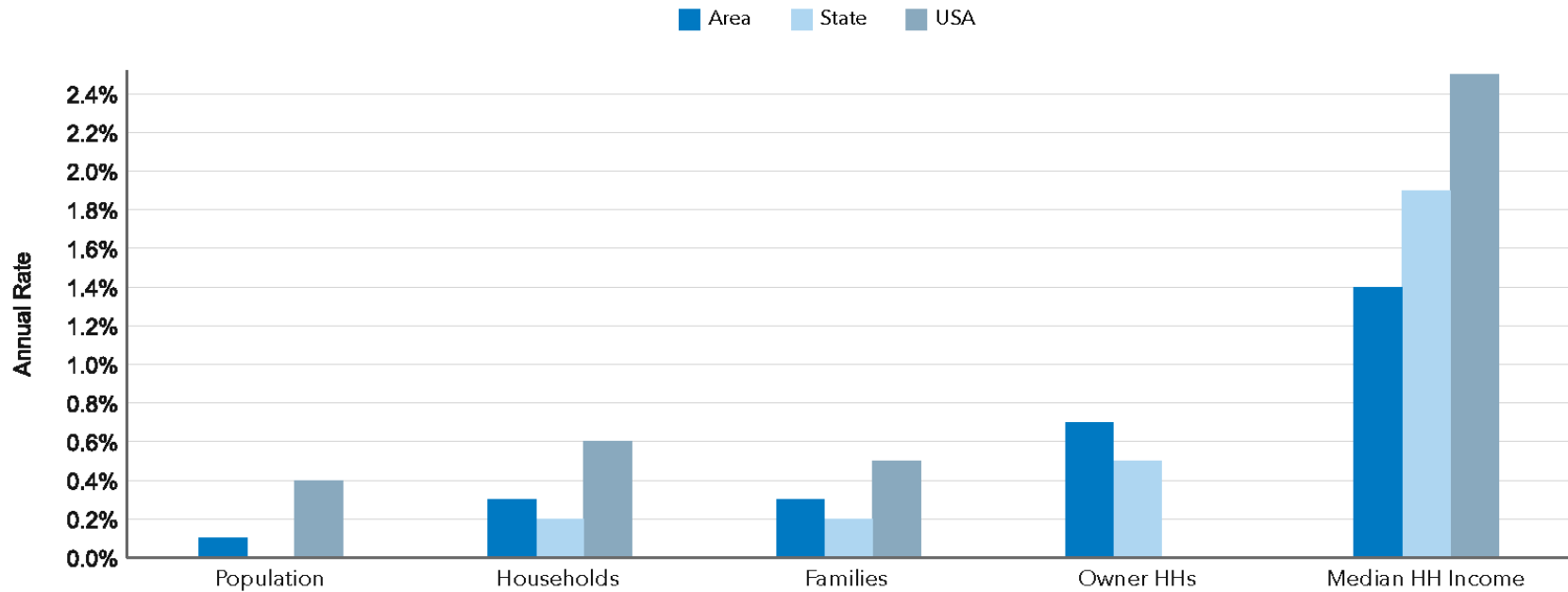


38.2
Median Age

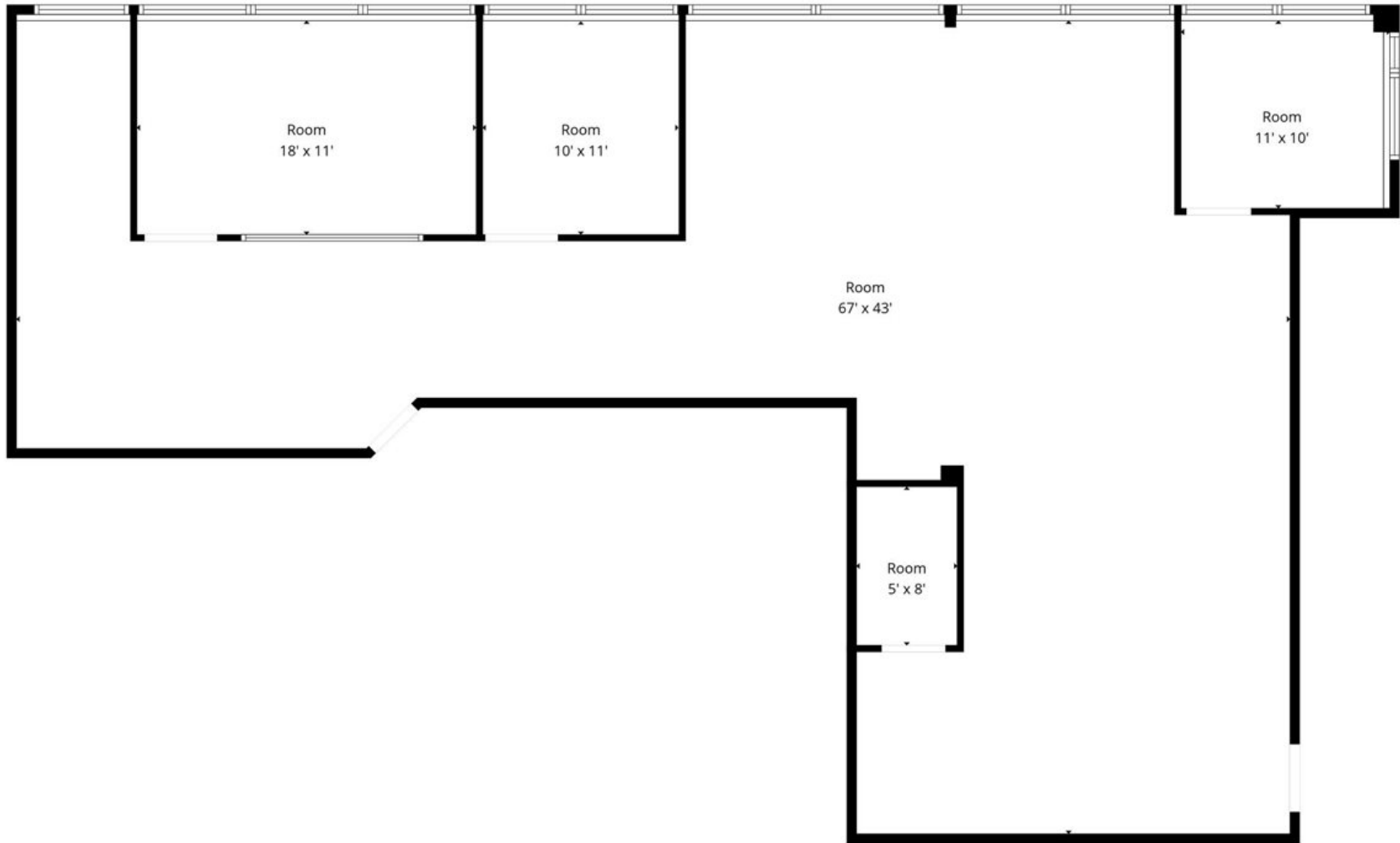


64,609
Daytime Population

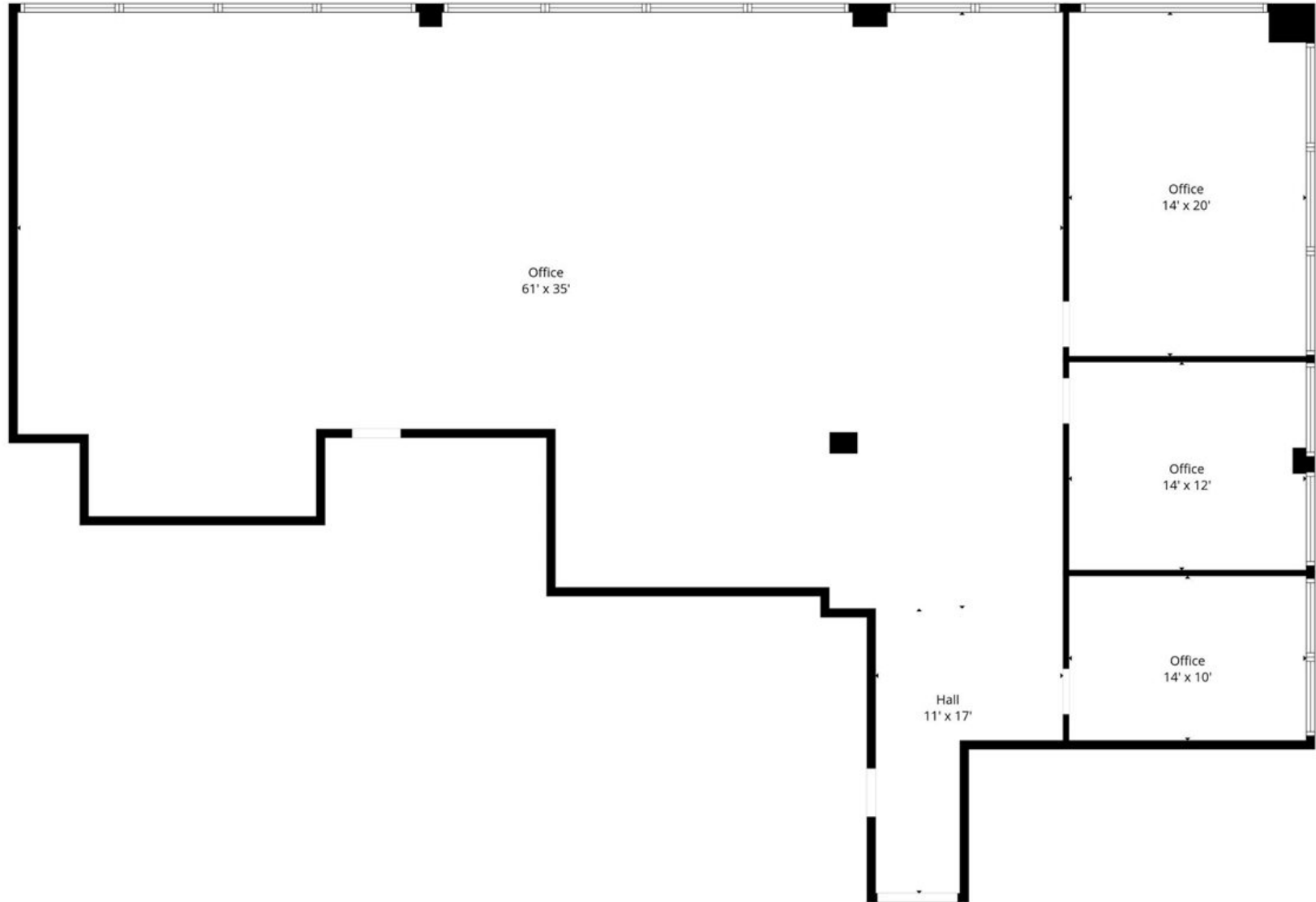
Trends: 2025 - 2030 Annual Rate



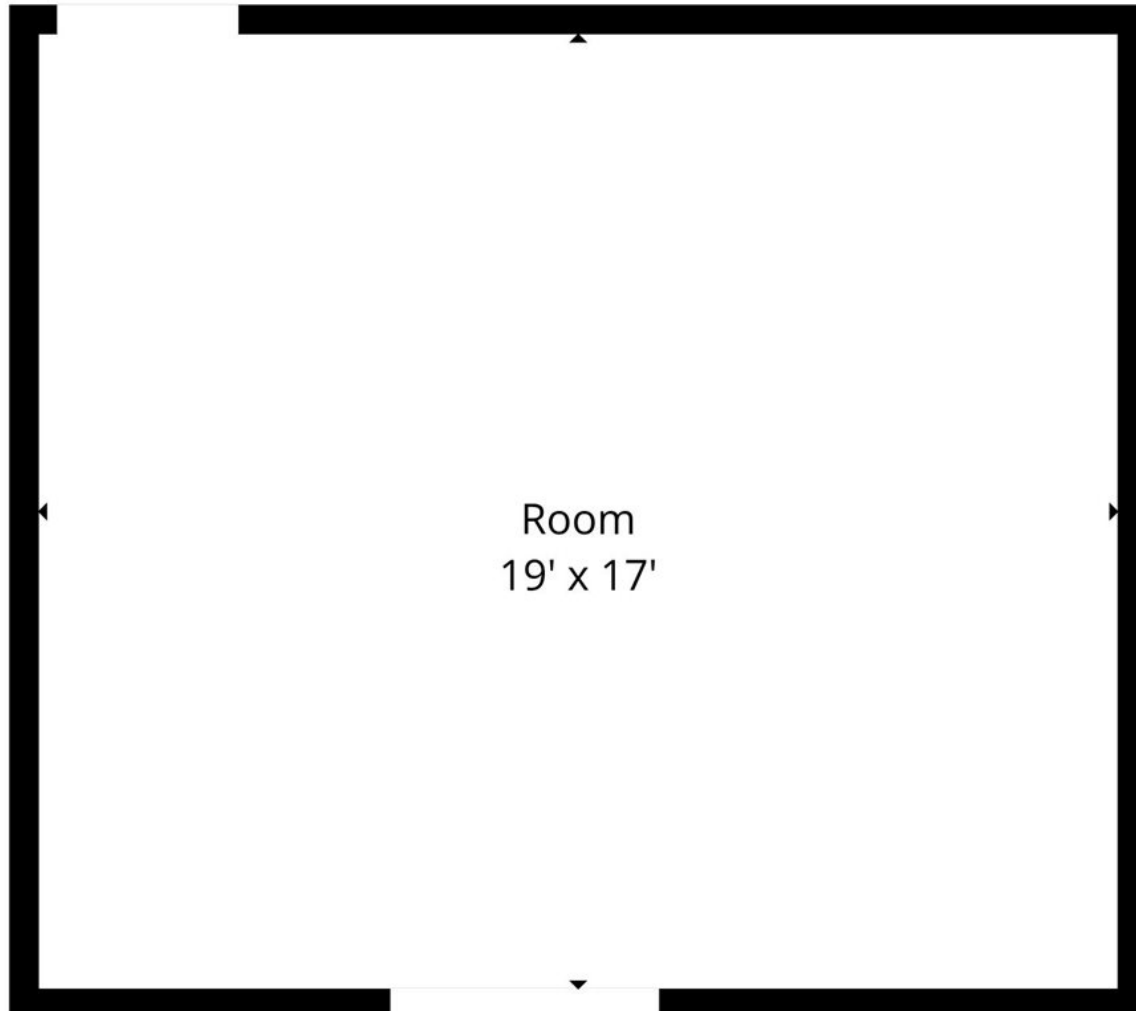
**1st floor space available:
FLOOR PLAN**



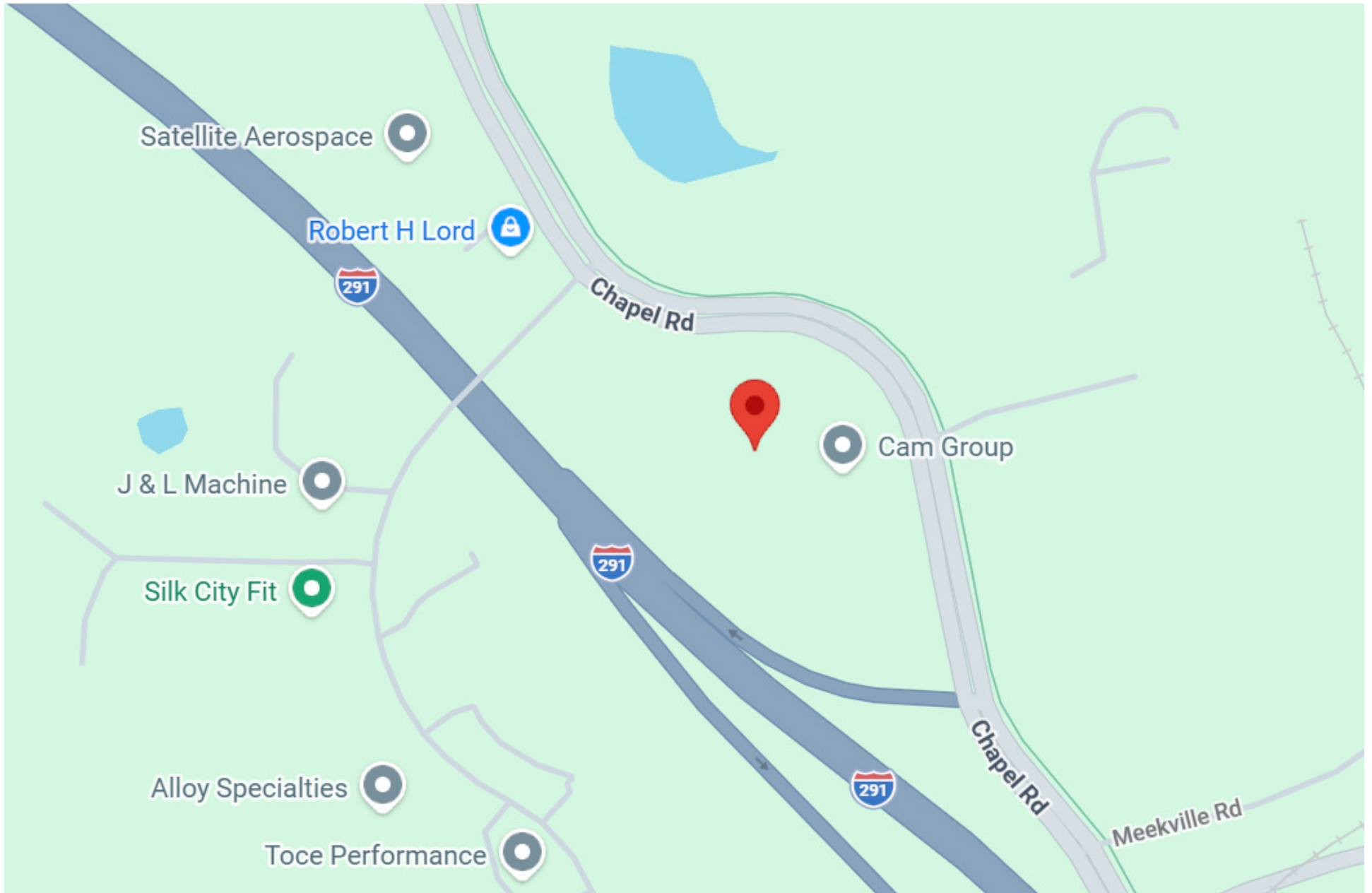
**Second Floor Space Available:
Floor Plan**



**First Floor Space:
FLOOR PLAN**

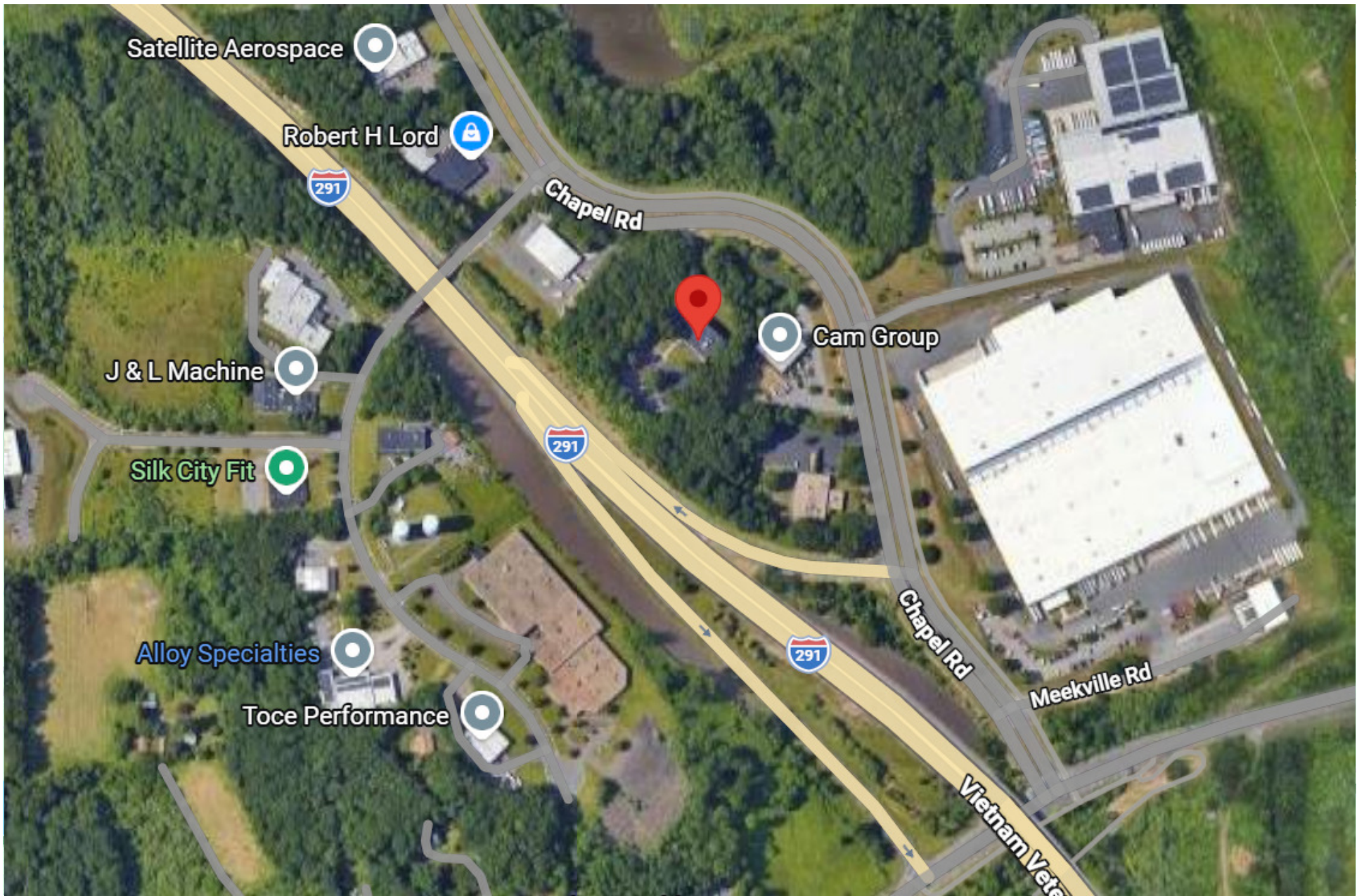


GOOGLE MAP



160 Chapel Road, Manchester, CT

AERIAL MAP



PHOTOS







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COMMERCIAL & INVESTMENT REAL ESTATE ADVISOR

Robyn Letourneau is a Connecticut-based commercial and investment real estate advisor specializing in retail, office, medical, multifamily, mixed-use, and development properties throughout Central and Eastern Connecticut. Serving markets including East Hampton, Marlborough, Glastonbury, Hebron, Coventry, and surrounding counties, she advises investors, developers, business owners, and medical professionals on acquisitions, leasing, tenant representation, and development strategy.

Known for her strategy-first, numbers-driven approach, Robyn evaluates each opportunity through the lens of financial performance, market positioning, and long-term asset value. Her advisory services include submarket analysis, lease structuring, site selection, return modeling, and negotiation strategies designed to protect downside risk while maximizing upside potential.

With deep local market knowledge and a disciplined, investment-focused mindset, Robyn provides clients with clarity, transparency, and guidance that extends well beyond the transaction — aligning every real estate decision with broader financial and operational goals.



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