



FOR SALE OR LEASE

146 Hartford Road, Manchester, CT 06040

Contact

Goman York Property Advisers LLC

111 Founders Plaza

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GOMAN+YORK

Property Summary

146 Hartford Road, Manchester, CT

Goman+York Property Advisors, LLC, is pleased to offer 146 Hartford Road, Manchester, CT, for sale or for lease. The property features 30,000 +/- SF of unique office space on three floors on the distinctive Manchester Road. The site is highly visible with a large monument sign and façade signage possibilities.

The building features unique turn of the century architectural details including a grand internal staircase leading up to a library wall with sliding ladder, arched interior doorways, and decorative exterior stonework. The building also offers more modern features and amenities including newer, Thermopane windows, exterior monument signage and outdoor patio seating, as well as training facilities, lab space, and plenty of parking.

Your customers and employees will appreciate this vibrant, convenient, and strategic business location which is within a short drive of many of the restaurants, shops, and amenities that Manchester has to offer. And, being located immediately off Interstate 384 at Exit 3, the property is easily accessible from anywhere in Greater Hartford.

Formerly used by a renowned engineering firm, this unique space is well appointed with several private offices, multiple conference and training rooms, open work areas sprawled throughout three floors. This historic building offers old world charm and character within an efficient office layout.

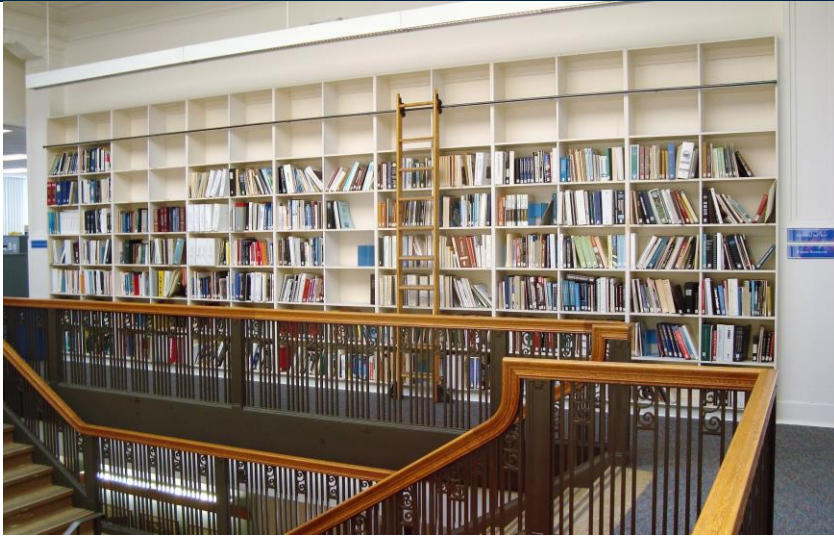
Summary

Lease Rate	\$7.50/SF NNN
Building Size	29,464 SF +/-
Available SF	29,464 SF available on 3 floors <i>Minimum subdivision 10,000 SF +/-</i>
Property Type	Office
Stories	3
Lot Size	2.40 acres
Parking Ratio	5.09/1000 SF, 150 surface spaces
Building Construction	Masonry
Exterior Walls	Brick
Roof	Rolled flat membrane

Property Highlights

- Building is listed on National Register of Historic Places
- Located in Cheney Brothers Mill District
- Plentiful natural light from windows & skylight
- Basement features drive-in-door and garage
- Highly visible with a large monument and façade signage possibilities
- Within walking distance to public transportation
- Easily accessible with nearby access to I-384 at Exit 3
- Ample parking with a ratio of 5/1000 SF

Office Interior Photos



Building Exterior Photos

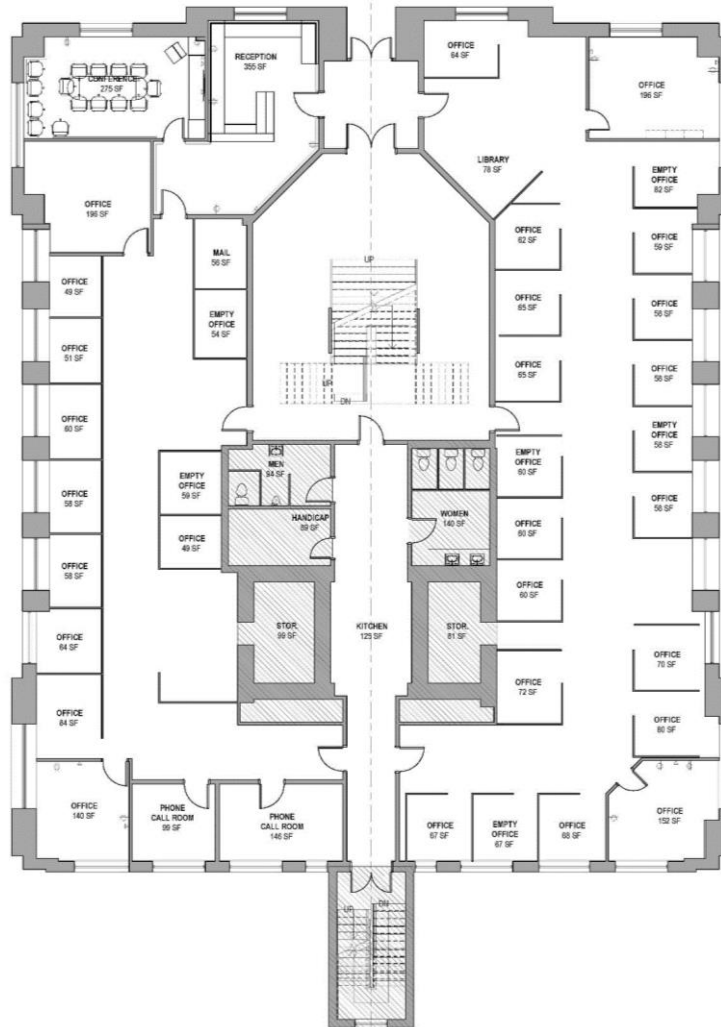


146 Hartford Road 1st Floor Plan (Lower Level)



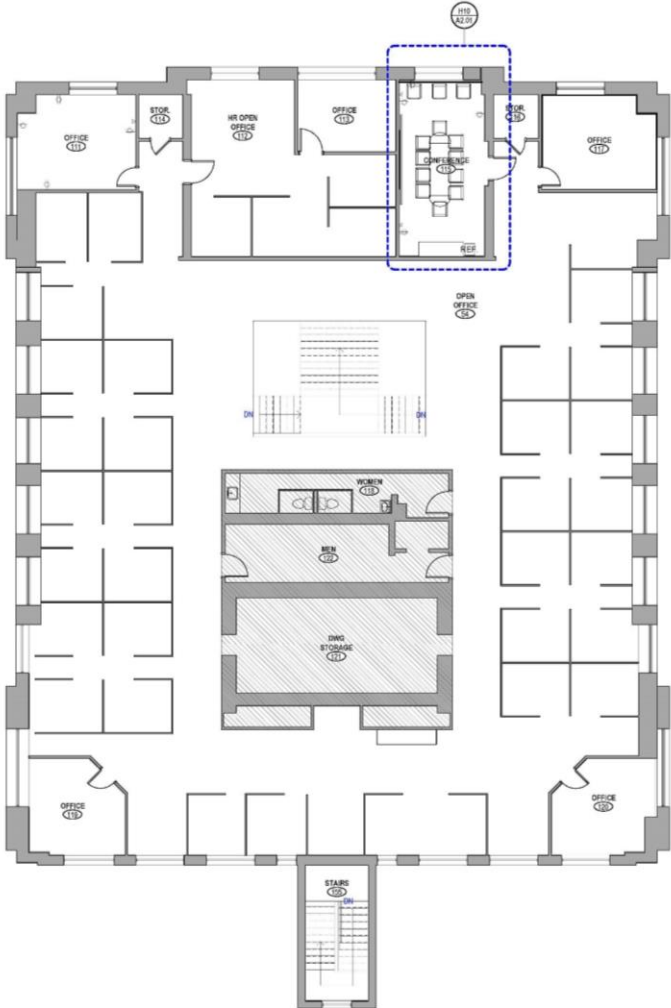
9,500? SF

146 Hartford Road 2nd Floor Plan (Main Floor)



9,500? SF

146 Hartford Road 3rd Floor Plan (Upper Floor)



9,500? SF

Local Trade Area



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