

Office | For Sublease

CBRE

185 Asylum St., 31st Fl
Hartford, CT 06103

±28,600 SF Available

146 Hartford Rd | Manchester, CT

Full-Building Opportunity in Cheney Mills Historic District



±28,600 SF Available

146 Hartford Rd | Manchester, CT



The Opportunity

CBRE is pleased to offer for sublease this full-building opportunity of up to ±28,600 SF in suburban Manchester, Connecticut. Currently serving as the corporate headquarters for Fuss & O'Neill, 146 Hartford Road is a three-story, historic office property built in 1910 in the Cheney Brothers Historic Mill District. 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. The entire building is available for sublease through December 31, 2025, but may be leased on a longer term directly with building ownership. The asking sublease rate is \$7.50/SF NNN.

Property Highlights

- + Quiet, suburban location less than a 1/2-mile from Interstate 384 at Exit 3 and minutes from downtown Manchester
- + Existing buildout includes reception area, private offices, small kitchen, storage, training room, field operations/lab space, print center, board room and open office space, plus garage/boiler room
- + FF&E available at no cost
- + Prominent, exterior monument signage provides increased visibility and branding
- + On-site parking ratio of 5.0 spaces/1,000 SF and within walking distance to public transportation

For Sublease



Full-Building availability through
12/31/2025, with longer term possible

Attractive sublease rental rate of
\$7.50/SF NNN

Convenient location approximately
1/2-mile from I-384

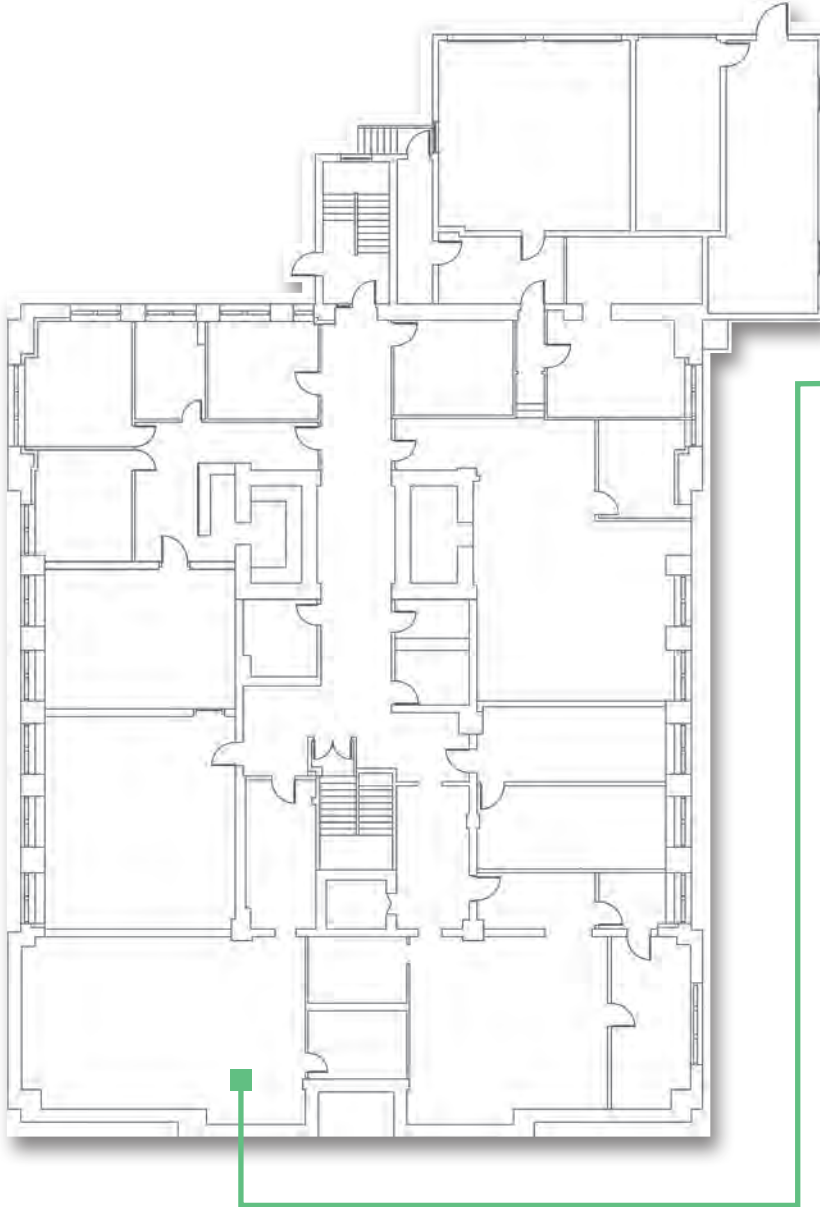


±28,600 SF Available

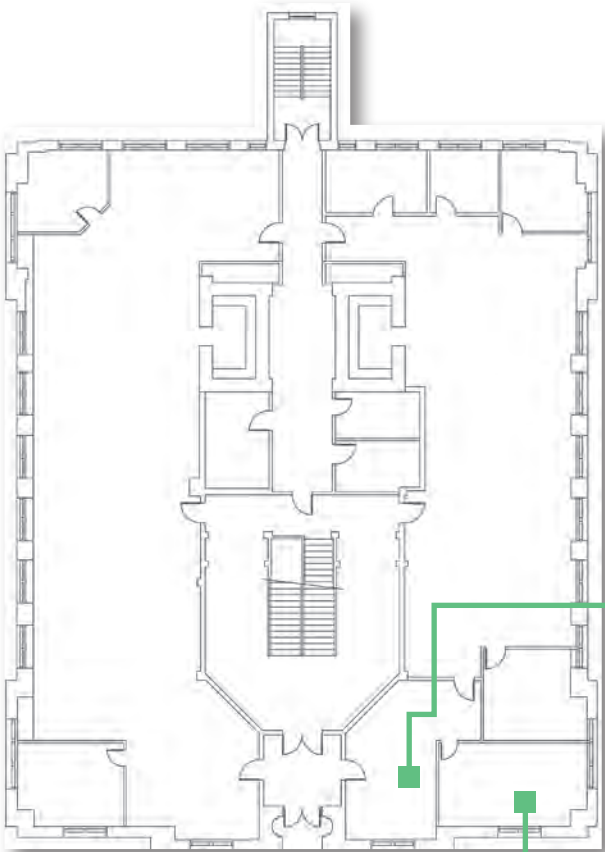
146 Hartford Rd | Manchester, CT

Building Floorplans

First Floor Plan (Lower Level)

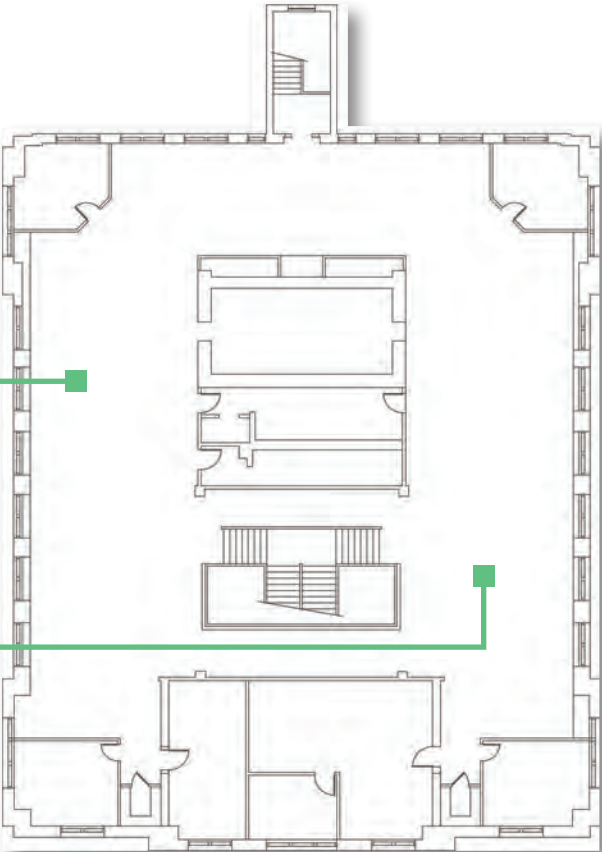


Second Floor Plan (Main Floor)



2nd Floor Reception

Third Floor Plan



2nd Floor Office

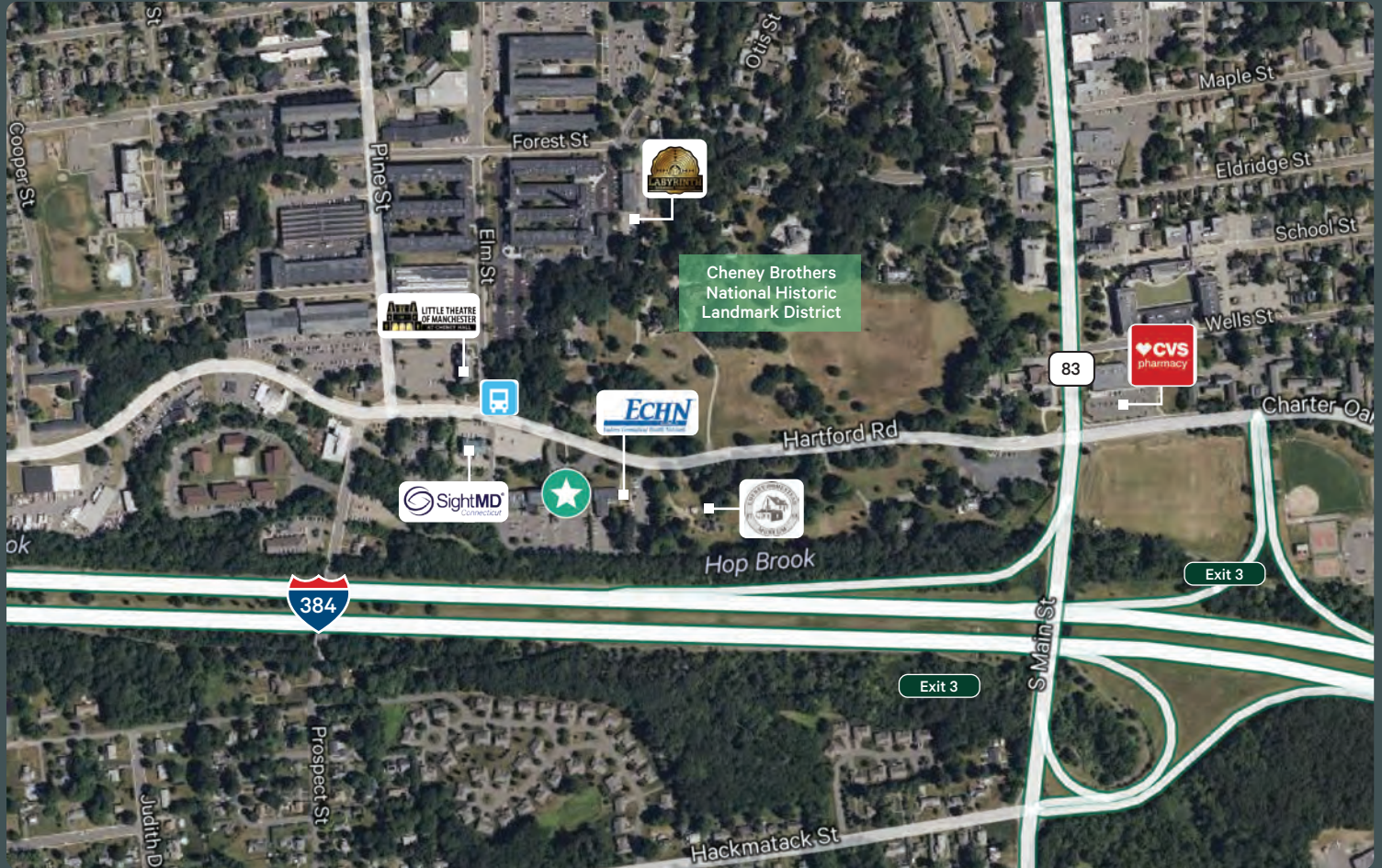
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For Sublease

Located in Historic Cheney Brothers Mill District

The Cheney Brothers Historic District in Manchester was a center of the silk industry in the late 19th and early 20th century. The 175-acre district includes over 275 mill buildings, workers houses, churches, schools and Cheney family mansions. These structures represent the well-preserved company town of the Cheney Brothers silk manufacturing company, the first America-based silk company to properly raise and process silkworms, and to develop the difficult techniques of spinning and weaving silk. The area was declared a National Historic Landmark and listed on the National Register of Historic Places in 1978. The District is located immediately off Interstate 384 at Exit 3, just east of Route 83 and minutes from downtown Manchester. Neighboring businesses include ECHN Diagnostic Center, SightMD, Little Theater of Manchester, Labyrinth Brewing Co., and the Cheney Homestead Museum.



Contact Us

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