

Office | For Sublease

**CBRE**

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

**±26,830 SF  
Available**

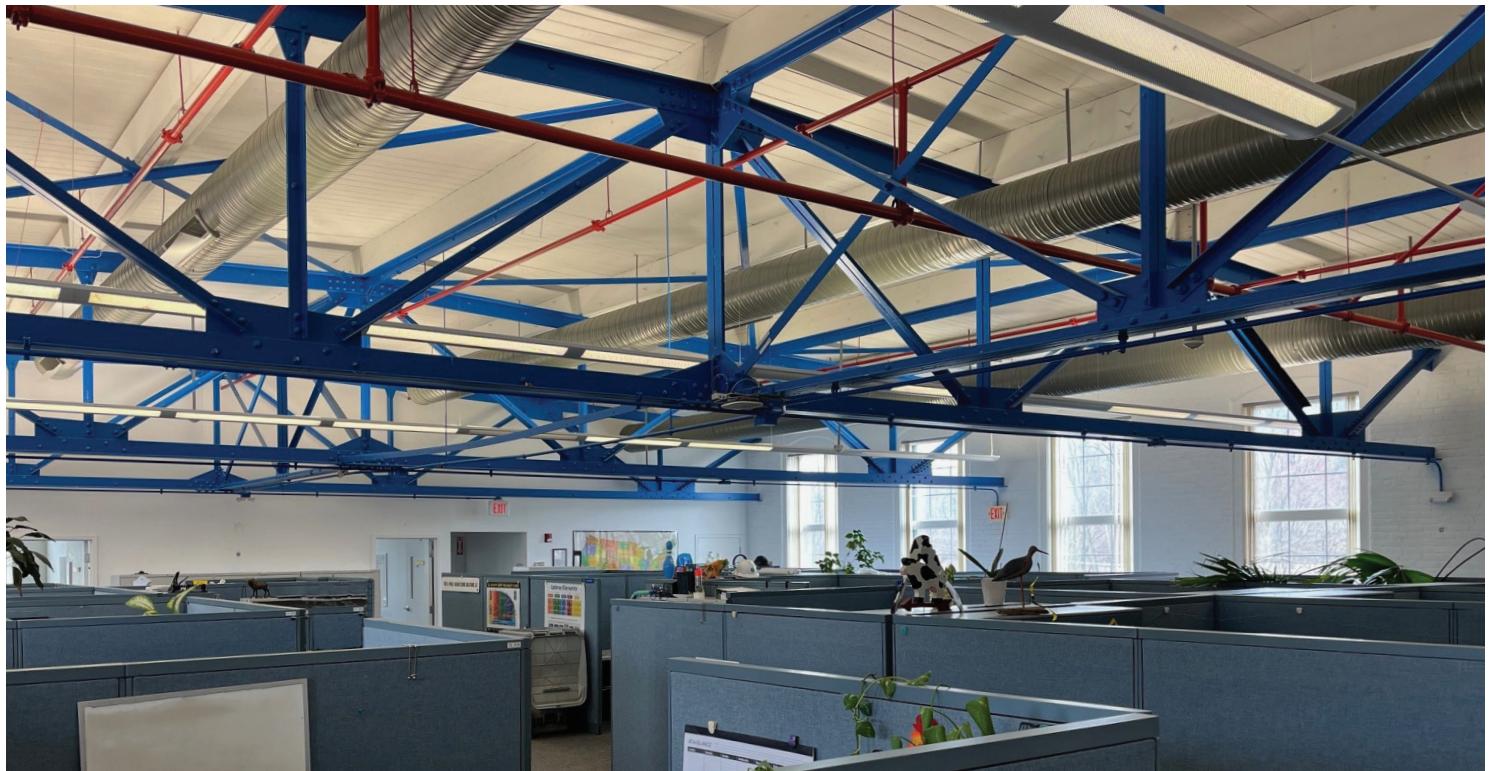
158 Hartford Rd | Manchester, CT

Full-Building Opportunity in Cheney Mills Historic District



**±26,830 SF Available**

158 Hartford Rd | Manchester, CT



## The Opportunity

CBRE is pleased to offer for sublease this full-building opportunity of up to ±26,830 SF in suburban Manchester, Connecticut. Currently occupied by Fuss & O'Neill, 158 Hartford Road is a three-story, brick office building located in the Cheney Brothers Historic Mill District, approximately 1/2-mile from Interstate 384. The building features abundant on-site parking, large open work space with high ceilings, and separate entrances from the side and rear of the building.

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
- + On-site parking ratio of 5.0 spaces/1,000 SF and within walking distance to public transportation
- + High ceilings and large windows provide abundant natural light
- + Mixture of private offices and open space throughout
- + FF&E available at no cost

# 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**



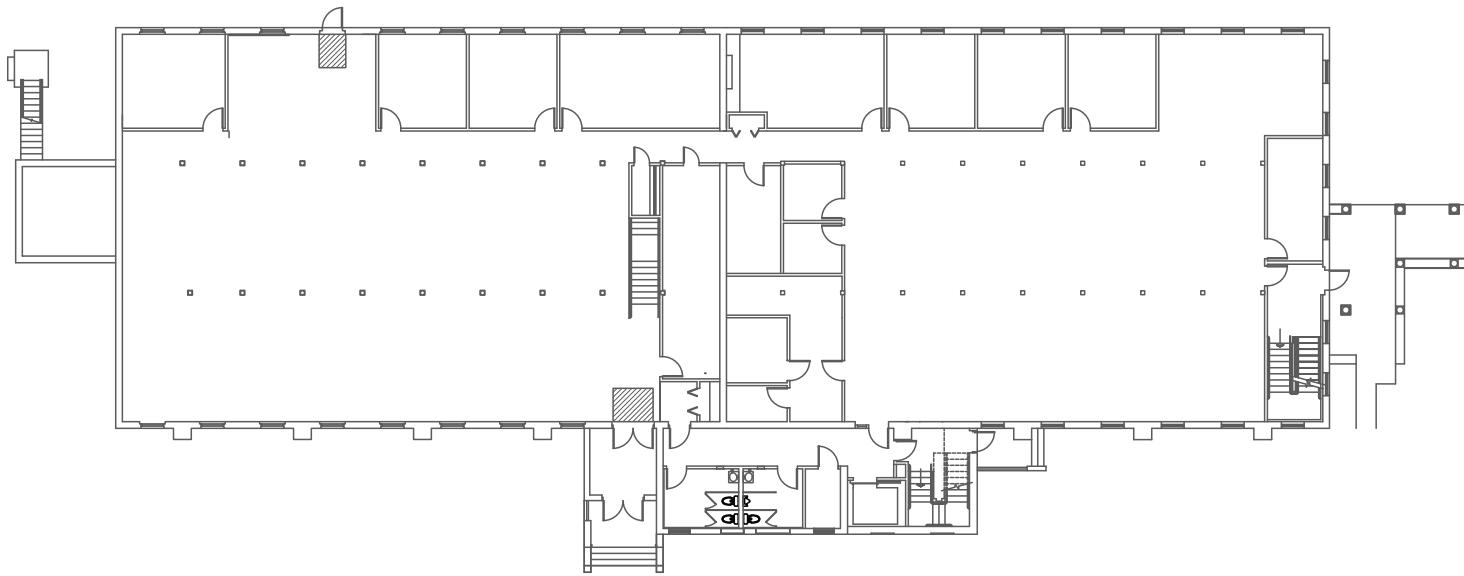
**CBRE**

**±26,830 SF Available**

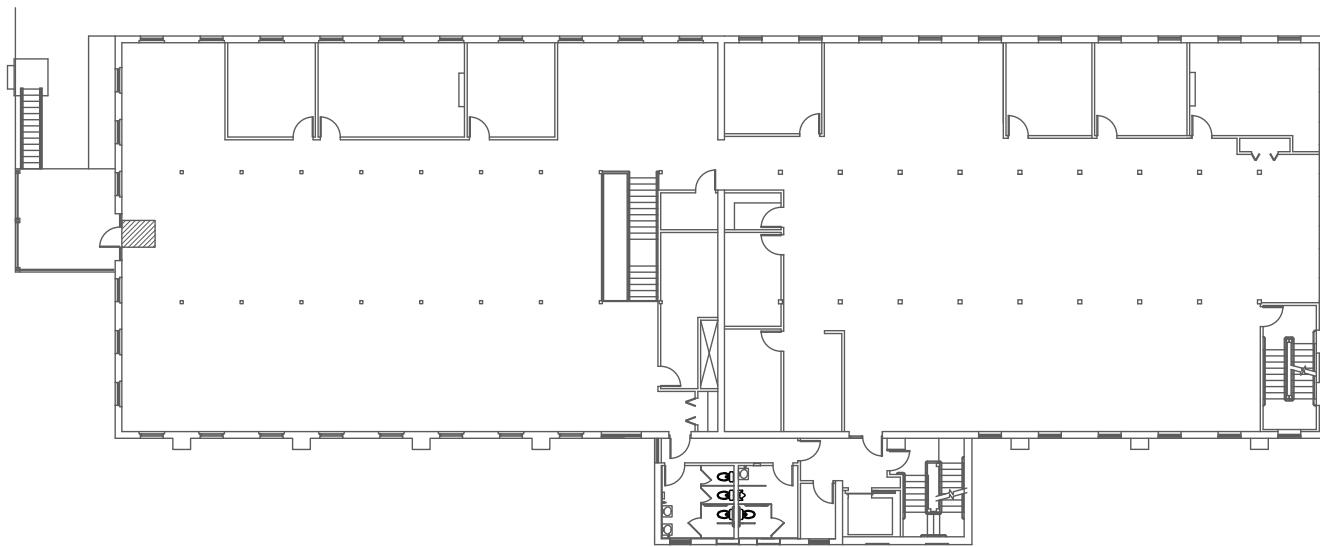
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## Building Floorplans

First Floor Plan (Lower Level)

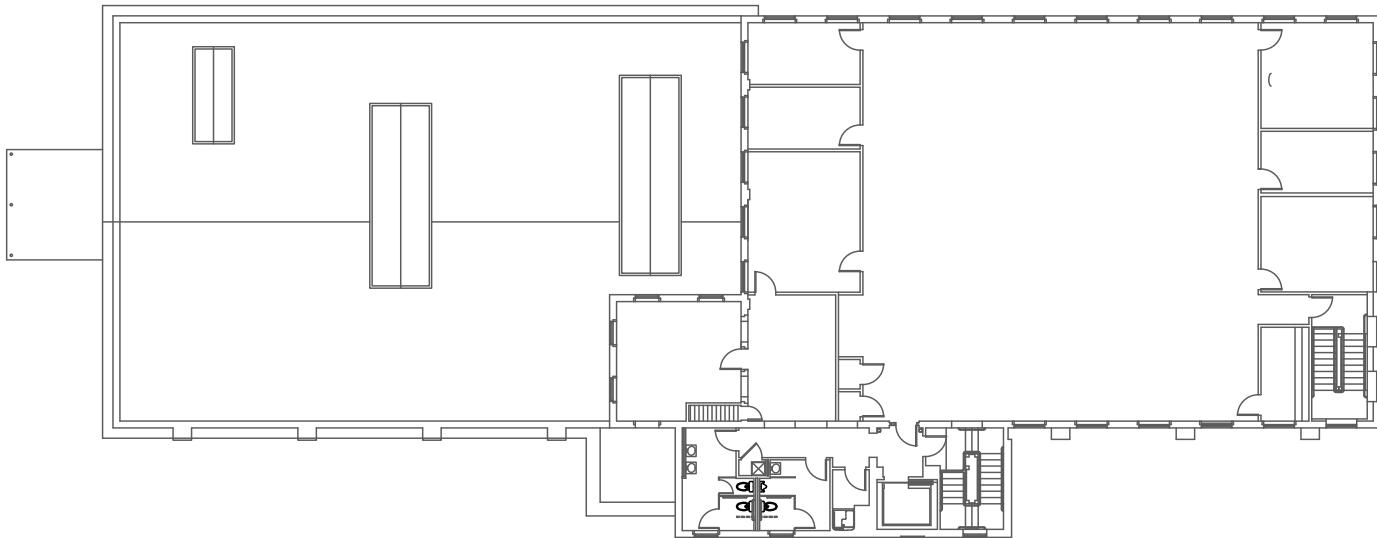


Second Floor Plan (Main Floor)



For Sublease

Third Floor Plan



2nd Floor Conf Room



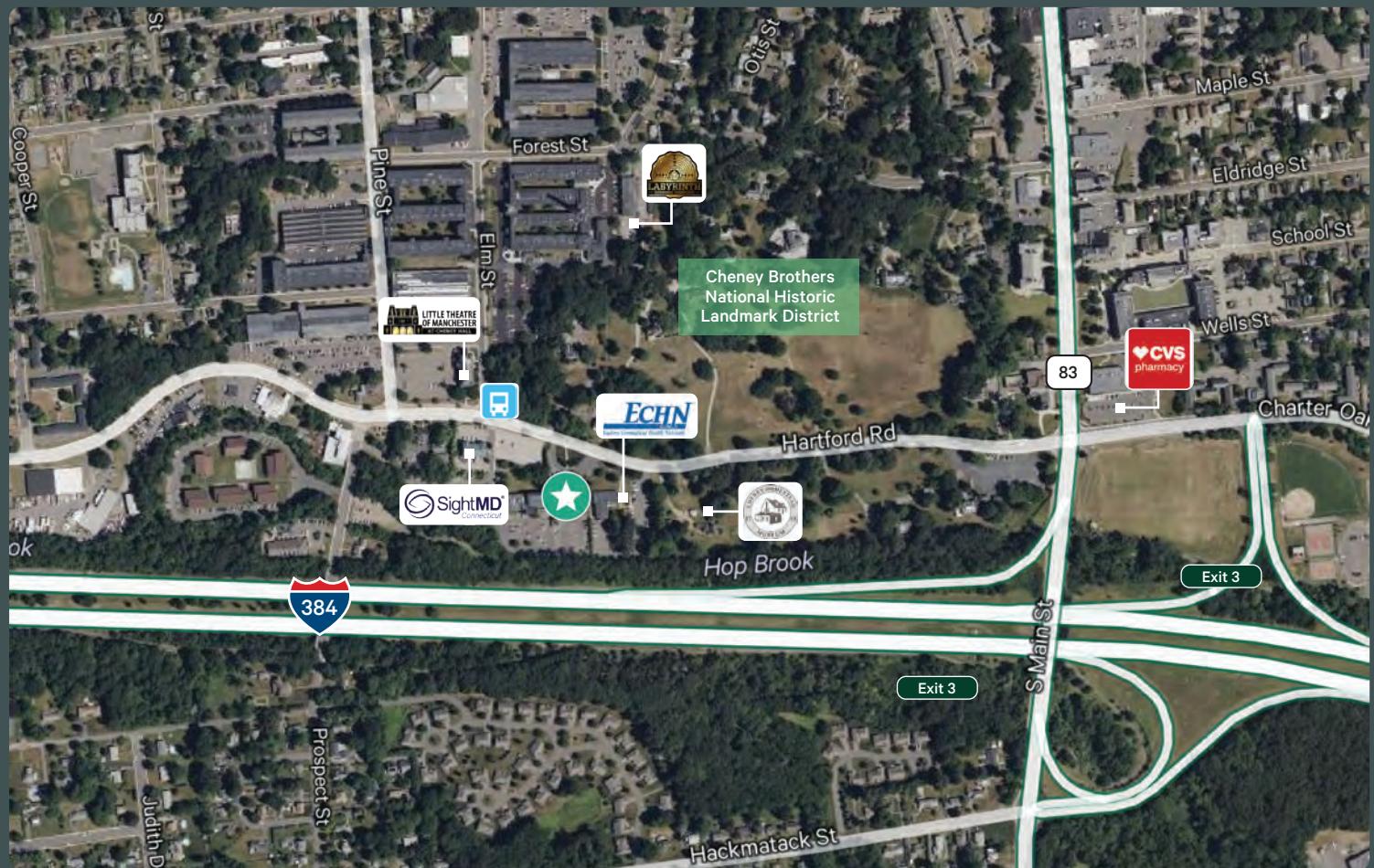
3rd Floor Open Office

±26,830 SF Available  
158 Hartford Rd | Manchester, CT

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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