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## **Horvath & Tremblay brokers sale of multi-tenant office for \$2.125 million**

September 19, 2025 - Connecticut



Wethersfield, CT Bob Horvath, Todd Tremblay and Tom Connor of Horvath & Tremblay have completed the sale of a multi-tenant office building. Horvath & Tremblay exclusively represented the seller and sourced the buyer to complete the transaction at a sale price of \$2.125 million.

The multi-tenant office building is located at 415 Silas Deane Hwy. Constructed in 1970, 415 Silas Deane Hwy. consists of a four-story, multi-tenant office building containing 18,133 s/f of space on 0.86 acres of land. 415 Silas Deane Hwy. is 100% occupied, offering a strong in-place income. The leases for a majority of the tenants include scheduled rent increases throughout the primary lease term or at the renewal options, providing an increase in revenue and a hedge against inflation. The property is well-located at the signalized intersection of Silas Deane Hwy. and Marion Ave., benefiting from visibility, frontage and access points on both roads as well as on-site parking. The location is situated between I-91 and US Rte. 5, both less than a mile from the property, providing access to downtown Hartford and all areas of the state. Silas Deane Hwy. is the primary commuter

and commercial corridor south of Hartford and features a number of major shopping centers and retail amenities. The area is surrounded by residential neighborhoods that support a consumer and workforce base.

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