



Sale Price

\$1,600,000

Lease Rate

\$15.50psf gross

Nicholas Morizio, CRE, SIOR

860 616 4022

nicholas.morizio@ct.colliers.com

864 Wethersfield Avenue

Hartford, CT 06114

860 249 6521 Main

colliers.com/hartford

50 Columbus Blvd Hartford, CT 06106

Class A Office Building For Sale With ±4,750 – ±9,500 SF Available For Lease

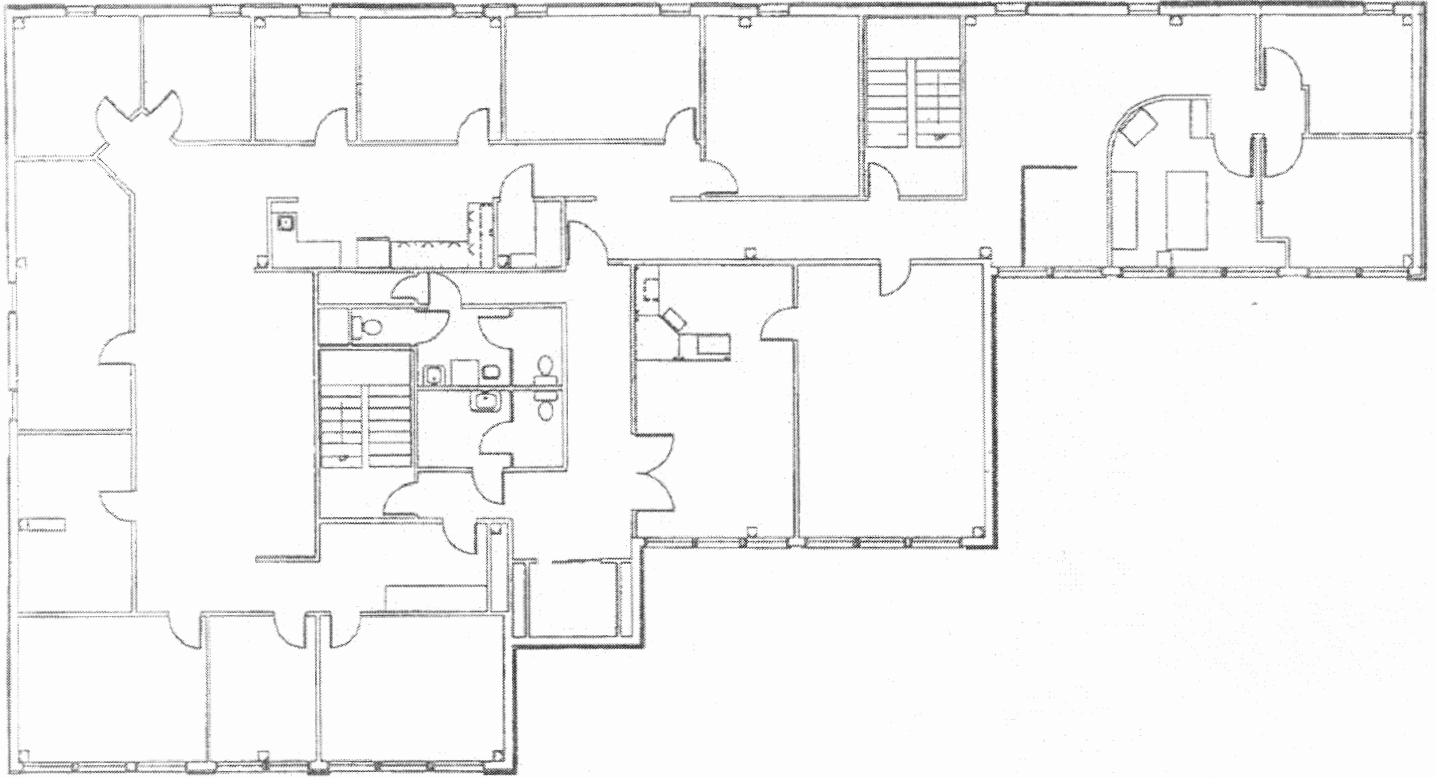
Position your business in one of Downtown Hartford's most desirable office locations. This Class A, riverfront office building offers exceptional visibility, convenient access, and a professional business environment.

Built in 1985, the ±25,000 sf office building sits on a one acre site and provides immediate access to I-84, I-91, and Rte 2. The property is ideally located within walking distance of restaurants, banks, hotels, and numerous business services.

Just one block from the Connecticut Convention Center and the vibrant Front Street Entertainment District, the property offers tenants a premier downtown location with outstanding amenities.

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Floor Plan



A premier opportunity for owners, investors, and office users seeking a highly accessible downtown Hartford location.

Features

- Class A office building
- Approximately 25,000 SF building on a 1-acre site for sale
- 4th Floor: ±4,750 SF available for lease
- 5th Floor: ±4,750 SF available for lease
- Parking ratio: 4 spaces per 1,000 SF
- Built in 1985
- Riverfront location with easy access to I-84, I-91, and Route 2
- Walking distance to restaurants, banks, hotels, and retail services
- One block from the Connecticut Convention Center and Front Street Entertainment District



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