



Multi-Tenanted Medical/Office Space

306 RACE STREET

Holyoke, MA 01040

Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com

Kevin Jennings

413.731.7770

kevin@jennings-re.com



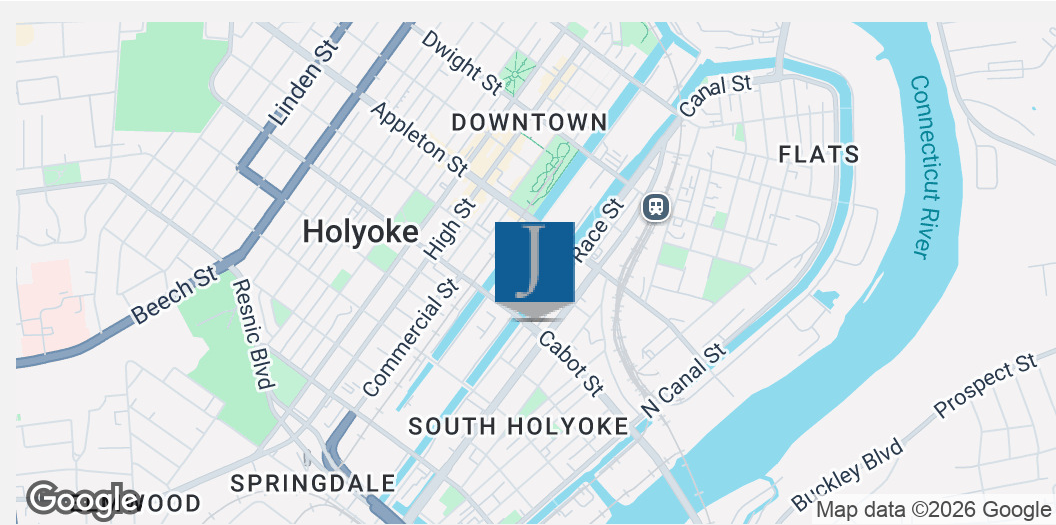
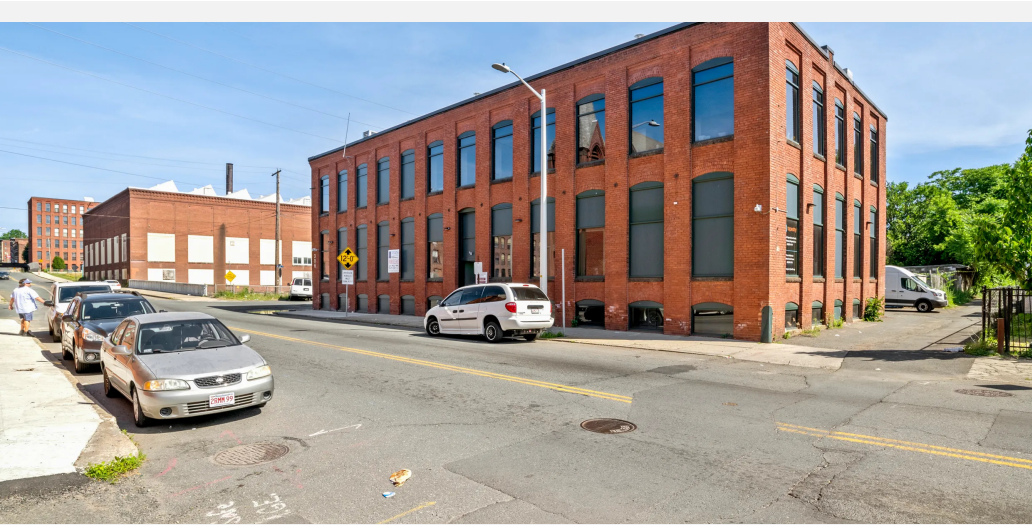
280 Bridge Street Springfield, MA 01103

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MULTI-TENANTED MEDICAL/OFFICE SPACE

306 Race Street Holyoke, MA 01040

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$20.00/SF NNN
Building Size:	14,950 SF
Available SF:	1,400
Lot Size:	0.41 Acres
Number of Units:	5
Cap Rate:	9.23%
NOI:	\$199,298
Year Built:	1895
Renovated:	2005
Zoning:	IG- Industrial

PROPERTY OVERVIEW

The vacant office suite is 1,400 square feet and located on the upper floor of an elevator-served building. The space was completely renovated in 2005 and features private offices, a reception area, a break room, and a private bathroom. Large windows provide abundant natural light. The building has an elevator in the common stairwell for access to all floors. It offers abundant on-street parking as well as a dedicated off-street parking lot across Cabot Street, which provides an additional 18 parking spaces. The building is located in downtown Holyoke, with Tapestry Health occupying two suites and Clean Slate and Green Valley Analytics as neighboring tenants.

PROPERTY HIGHLIGHTS

RENOVATED MULTI TENANTED MEDICAL AND OFFICE BUILDING IN DOWNTOWN HOLYOKE

1,400 SF OFFICE SUITE ON THE UPPER LEVEL FOR LEASE

WELL APPOINTED BUILD OUT WITH A RECEPTION, PRIVATE OFFICES AND A BREAK AREA

LARGE WINDOWS AND LOTS OF NATURAL LIGHT AS WELL AS ELEVATOR SERVED

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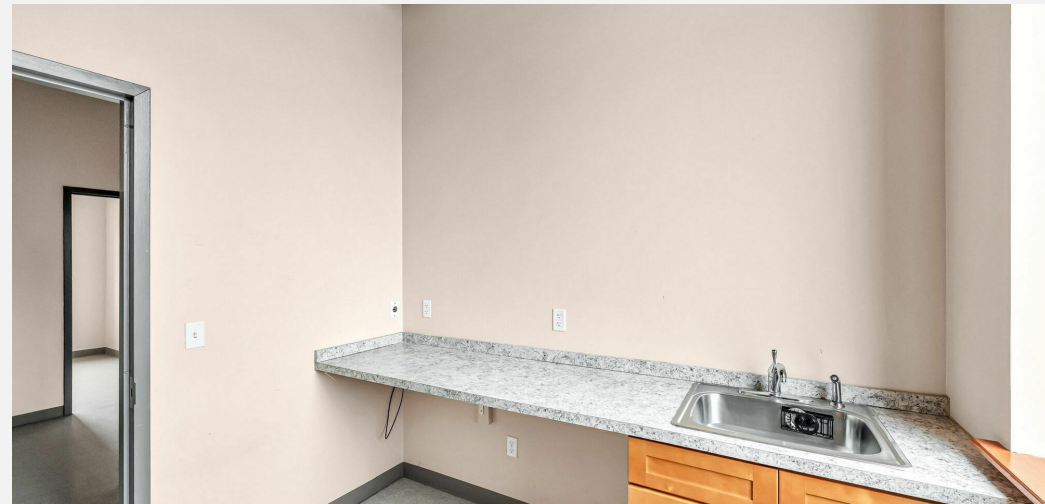
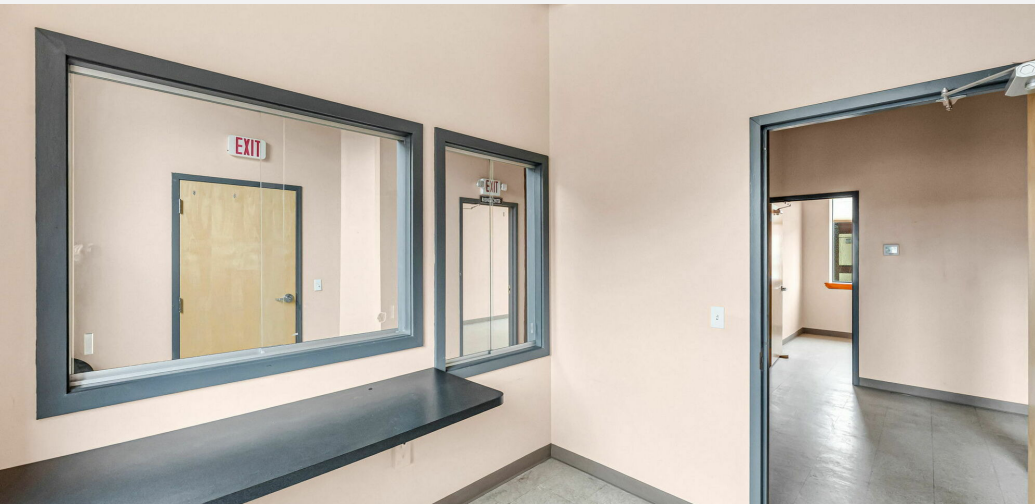
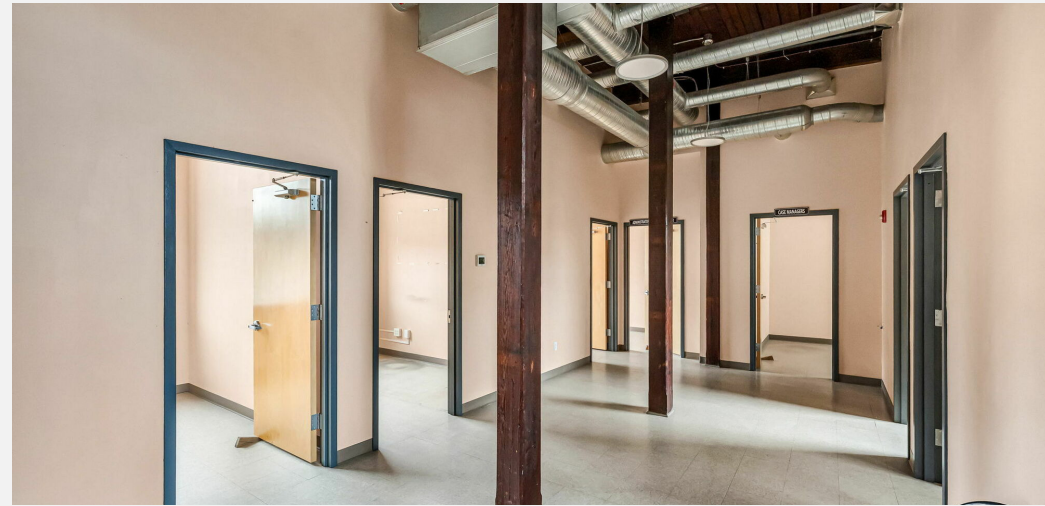
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Additional Photos



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