



Exclusively listed by:

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OFFICE PROPERTY FOR LEASE

THE WESTWOOD BUILDING

94 North Elm Street Westfield, MA 01085

L&P Commercial
200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	97,311 SF
Available SF:	168 - 2,602 SF
Lot Size:	5.11 Acres
Number of Units:	51
Year Built:	1960
Renovated:	2000
Zoning:	Commercial Office Retail Enterprise District (CORE)
Market:	Western Mass
Traffic Count:	15,000

PROPERTY OVERVIEW

L&P Commercial is pleased to offer office and medical office space for lease at the Westwood Building in Westfield, Massachusetts. This Class "A" office building offers 24 hour security, janitorial services within the tenants' spaces, ample parking, access to the Westwood Restaurant on the first floor, and high-speed WIFI. The building has tremendous cell phone service, with multiple cell phone towers located on the roof. The building offers executive office suites that come fully furnished with shared conference and break rooms. The building currently has individual suites from 1,683 to 2,602 square feet. The landlord offers full build-to-suit options for tenant's specific needs. The Westwood Building offers full-service, competitive lease rates that include everything.

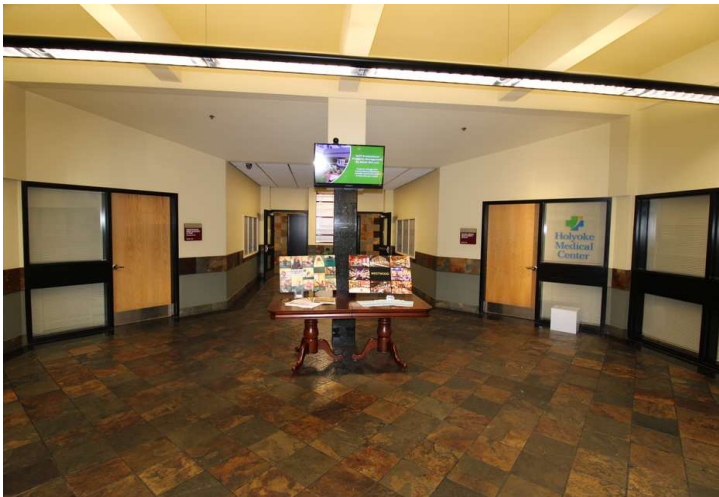
PROPERTY HIGHLIGHTS

- Class A Professional Office
- Free On-Site Parking
- Individual Offices Available Starting at \$600 per Month
- Turnkey Build-Outs Available
- High Speed Internet and Cell Phone Service in the Building
- Professional Janitorial Services Included in Rent



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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	The Westwood Building
Street Address	94 North Elm Street
City, State, Zip	Westfield, MA 01085
County	Hampden
Market	Western Mass
Nearest Highway	Interstate 90
Nearest Airport	Bradley International Airport

BUILDING INFORMATION

Building Class	A
Tenancy	Multiple
Ceiling Height	10 ft
Minimum Ceiling Height	10 ft
Number of Floors	4
Average Floor Size	23,622 SF
Year Built	1960
Year Last Renovated	2000
Condition	Excellent
Free Standing	Yes

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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	168 - 2,602 SF	Lease Rate:	Negotiable

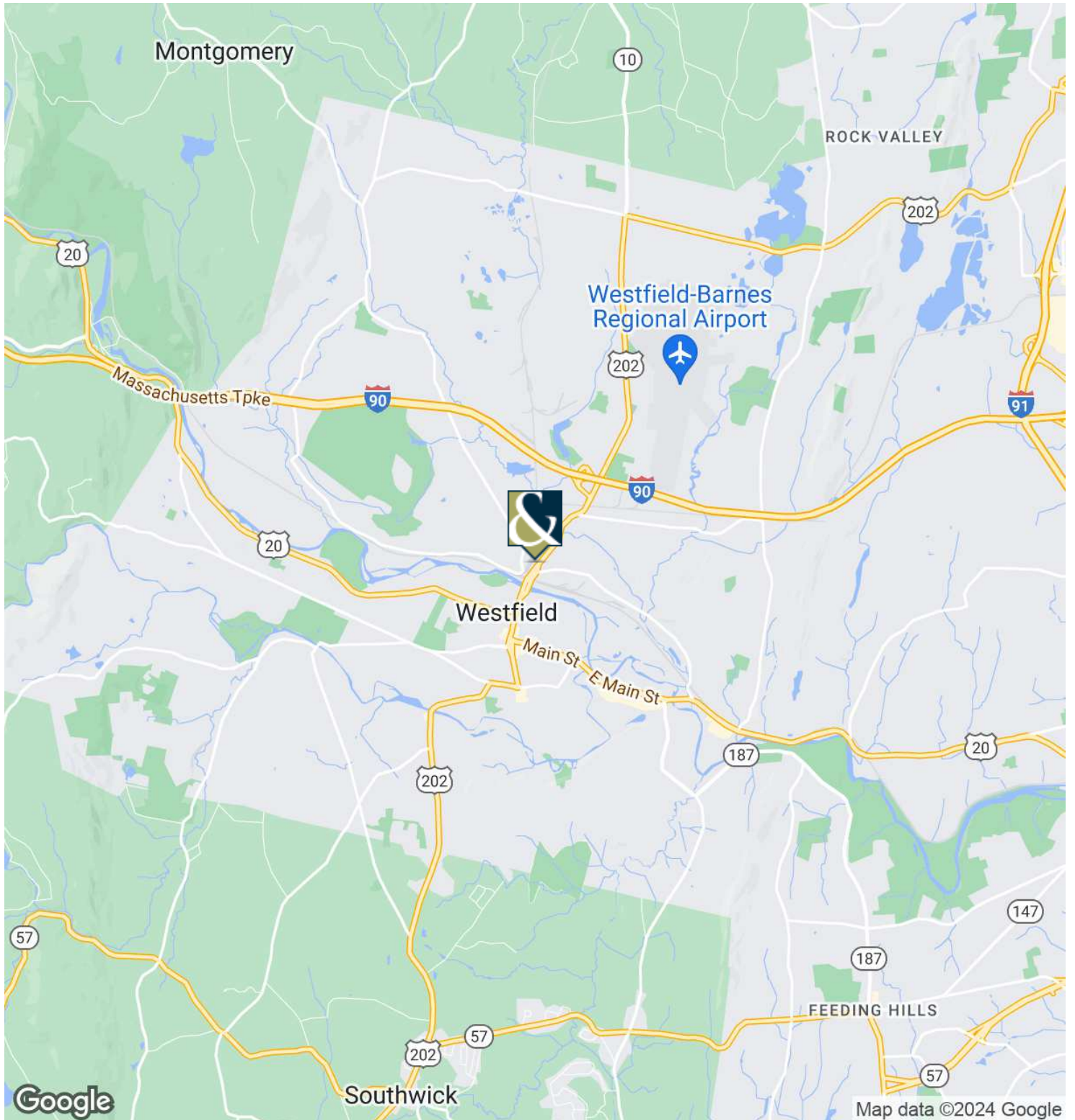
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
301-Single	Available	168 SF	Full Service	Negotiable	Suite 301 is broken up into 17 individual offices that share a conference room, kitchenette, waiting room, and WIFI. The Offices come fully furnished.
301-Double	Available	240 SF	Full Service	Negotiable	-
303	Available	2,602 SF	Full Service	Negotiable	-
308	Available	1,683 SF	Full Service	Negotiable	-



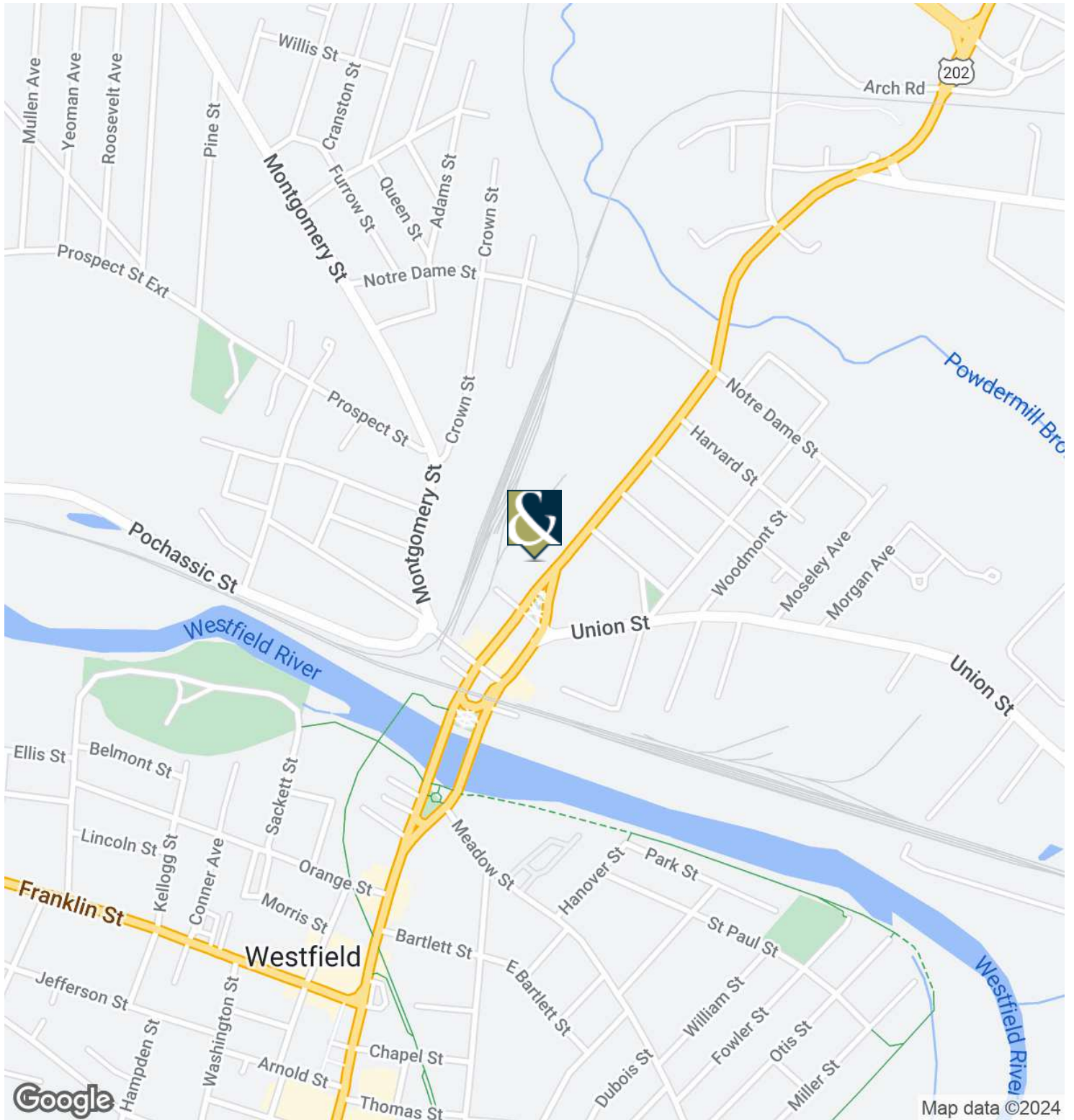
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REGIONAL MAP



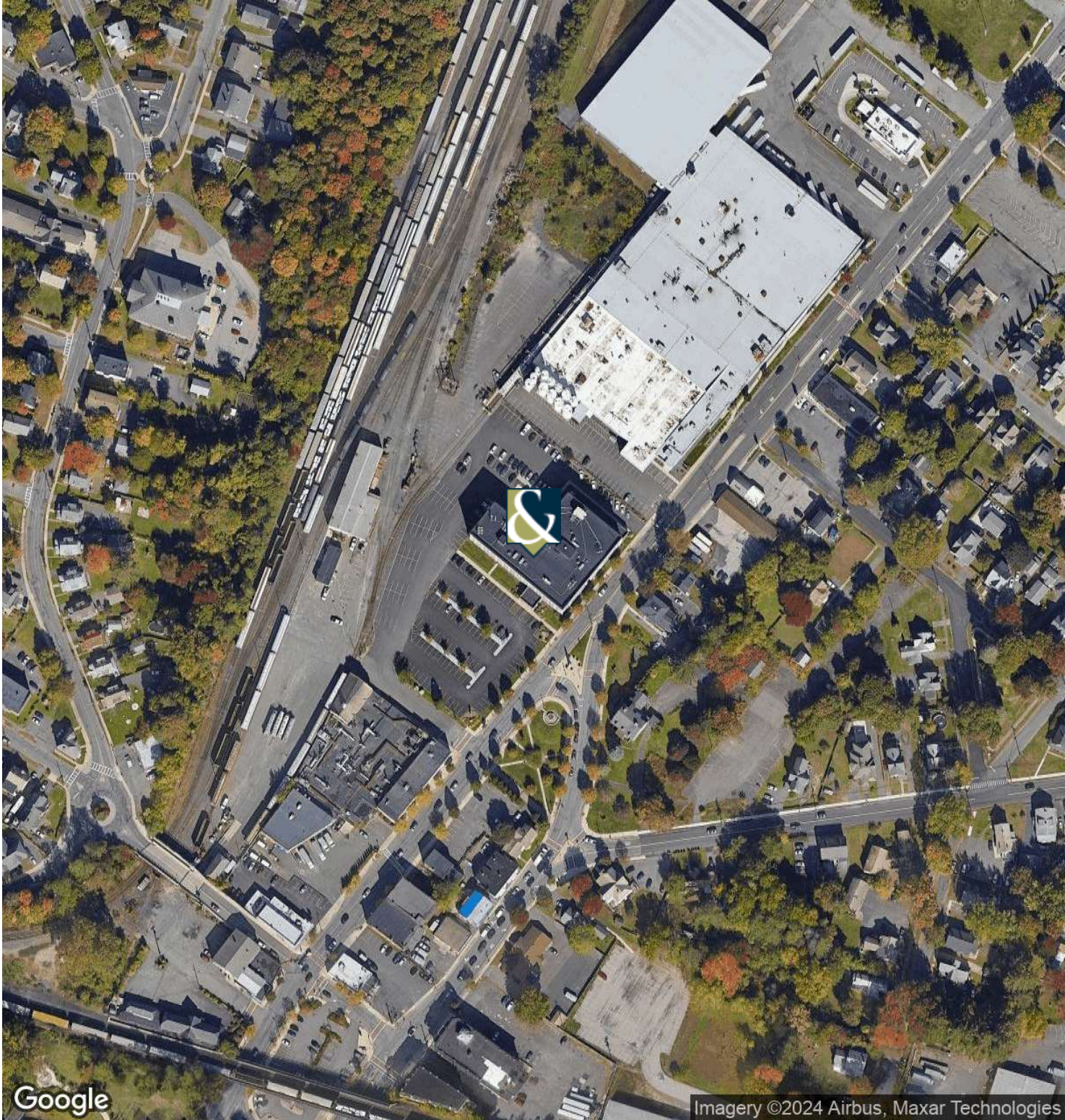
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LOCATION MAPS



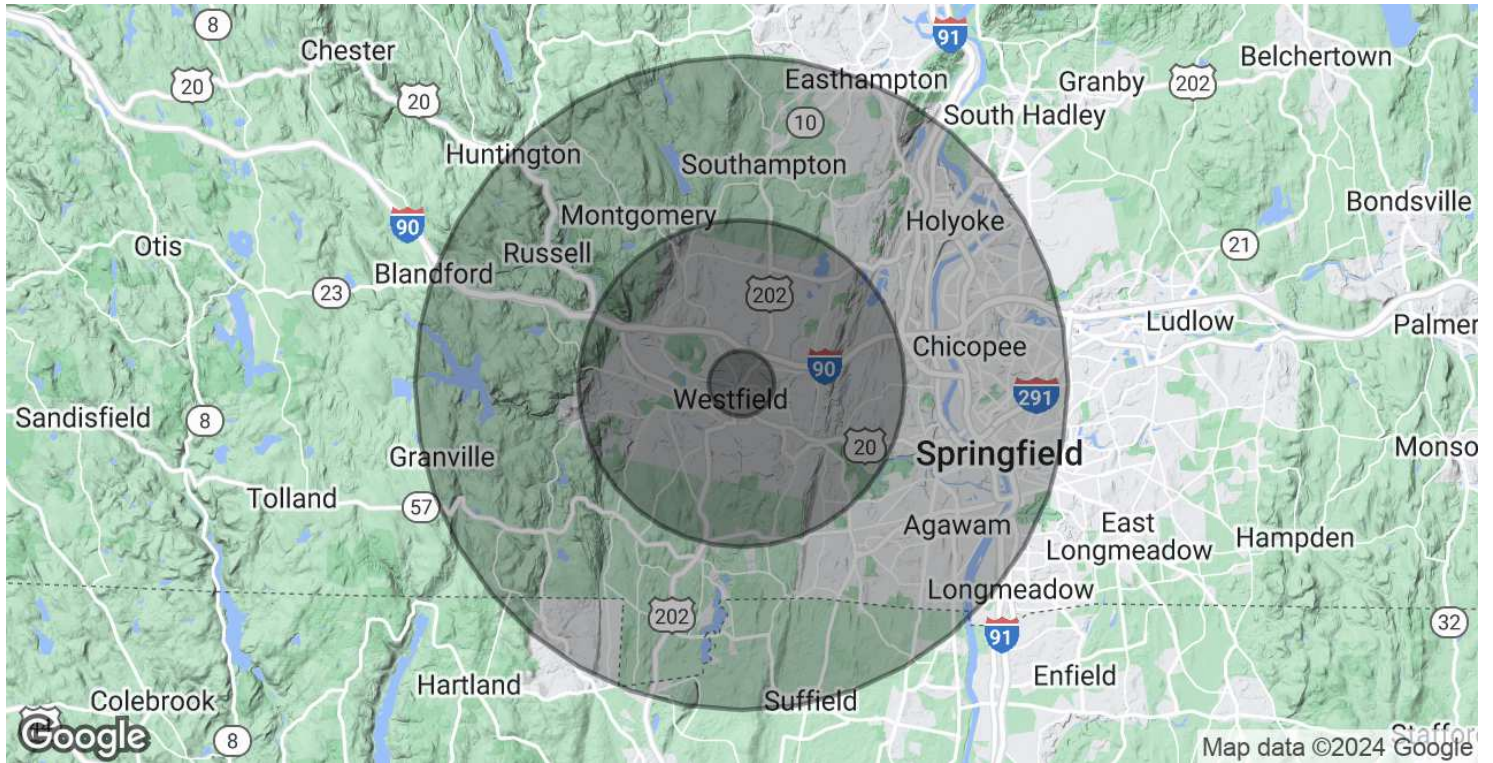
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AERIAL MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,846	61,496	221,341
Average age	35.5	39.1	39.2
Average age (Male)	34.8	37.5	37.4
Average age (Female)	36.9	40.7	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,937	23,101	87,483
# of persons per HH	2.3	2.7	2.5
Average HH income	\$42,421	\$69,935	\$63,980
Average house value	\$202,935	\$239,836	\$244,741

* Demographic data derived from 2020 ACS - US Census



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