



301 Bridge Street

289-309 Bridge St, Springfield, MA 01103



**COLDWELL BANKER
COMMERCIAL
REALTY**



Aldo Giella

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301 Bridge Street

\$16.00 /SF/YR

Welcome to the Stearns Building—a historic gem nestled in the vibrant heart of downtown Springfield, Massachusetts. Overlooking the iconic Stearns Square, this landmark structure effortlessly blends rich heritage with modern sophistication.

Originally constructed with an eye for classic design, the building's impressive façade tells a story of the city's storied past while welcoming today's innovative spirit. Inside, spacious offices and state-of-the-art amenities provide an inspiring work environment, making it an ideal destination for businesses that value both tradition and contemporary convenience.

Whether you're stepping into a meeting or taking in panoramic views of the bustling square below, the Stearns Building offers a unique atmosphere where history meets opportunity. Experience the perfect balance of elegance, functionality, and community at this downtown landmark....



Rental Rate:	\$16.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	38,746 SF
Year Built:	1922
Walk Score ®:	88 (Very Walkable)
Transit Score ®:	81 (Excellent Transit)
Rental Rate Mo:	\$1.33 /SF/MO

5th Floor

Space Available	6,000 SF
Rental Rate	\$16.00 /SF/YR
Date Available	May 01, 2025
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Abundant natural light pours in through large windows, creating a bright and inviting atmosphere throughout the office. The well-appointed kitchen is perfect for quick meals or informal gatherings, while two versatile conference rooms offer ample space for presentations, brainstorming sessions, or client meetings. Private restrooms add to the convenience and comfort of the space. Located in the heart of the downtown district, you'll be surrounded by an array of shops, restaurants, and cultural attractions—making it easy for team members to enjoy a vibrant urban lifestyle. Plus, with utilities included in the rent, managing your business has never been simpler. This office space is not just a place to work—it's an environment designed to inspire innovation and success.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Atlas Maintenance & Cleaning	-	
Heisler & Feldman, P.C.	-	
Keyes and Donnellan, P.C.	-	January 2025
LLumin, Inc.	-	
Masis Staffing Solutions	-	
O'Reilly Talbot & Okun Associates	-	
Peoples Dental	-	



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