

FOR LEASE | 17,000± SF MEDICAL/OFFICE SPACE

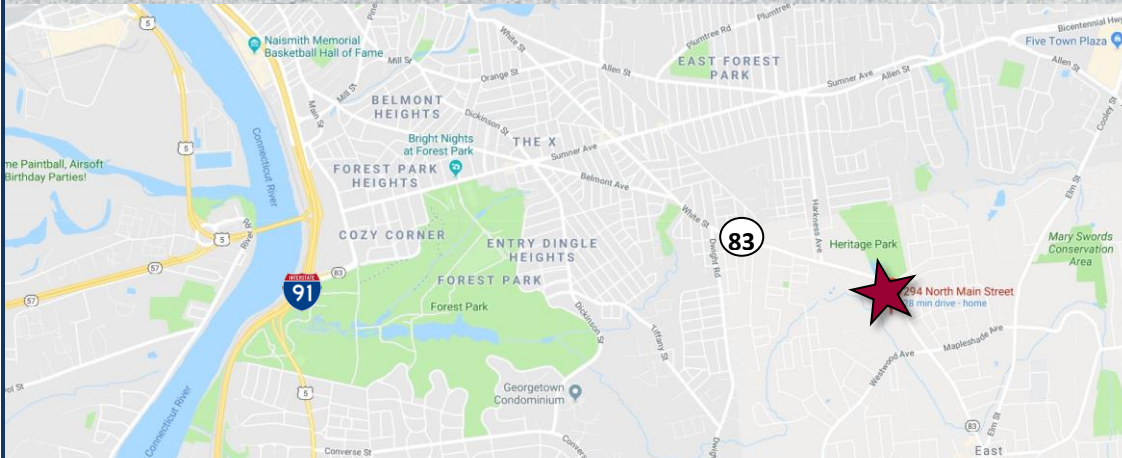
Full 2nd Floor Available, will subdivide to 1,500± SF

294 North Main Street, East Longmeadow, MA 06033

LEASE RATE: \$15.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Up to 17,000± SF available
- Will subdivide to 1,500± SF
- Full 2nd Floor Available
- 2 Stories plus lower level
- 1 elevator
- 95 parking spaces
- Zoning: COM
- I-91 Exit 49
- Many area amenities

For more information contact:

Thomas Wilks | 860-761-6018 | twilks@orlcommercial.com

Carol Karney | 860-761-6015 | ckarney@orlcommercial.com

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BUILDING INFORMATION

GROSS BLD. AREA 27,300± SF
AVAILABLE AREA 17,000± SF
MAX CONTIGUOUS AREA 17,000± SF
WILL SUBDIVIDE TO 1,500± SF
NUMBER OF FLOORS 2 plus lower level
FLOOR PLATE 9,100± SF
CORE FACTOR TBD
CONSTRUCTION Brick
ROOF TYPE Hip, Asphalt Shingle
YEAR BUILT 1996

SITE

SITE AREA 2.65 acres
ZONING COM
PARKING 95 parking spaces
SIGNAGE Directory
VISIBILITY Good on Rt. 83
HWY.ACCESS I-91

UTILITIES

SEWER City
WATER City
GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, forced hot air
SPRINKLERED Yes
ELEVATOR(S) 1

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

COMMENTS Fully built out medical space with full 2nd floor available

DIRECTIONS I-91 to Exit 49, Rt. 5 North, Right on Williams St, Left on Westwood Ave, Left on Rt. 83

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Connect with Us



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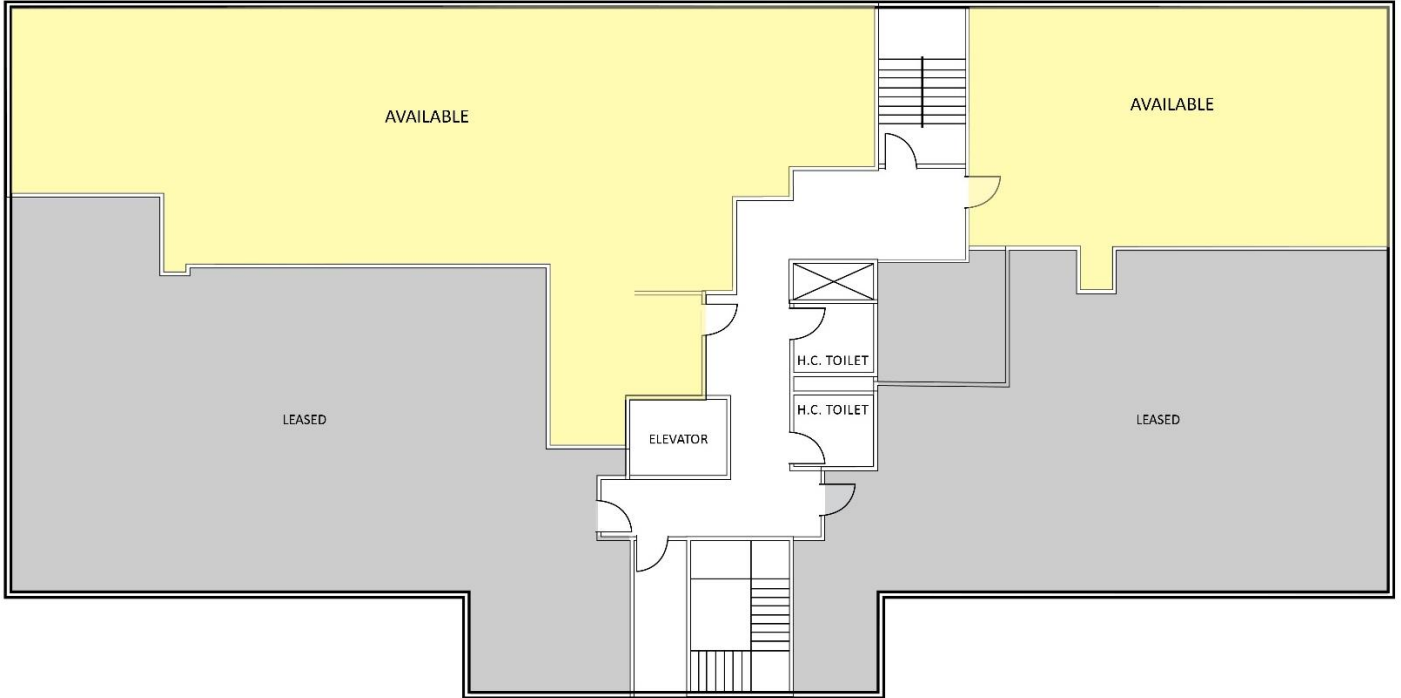
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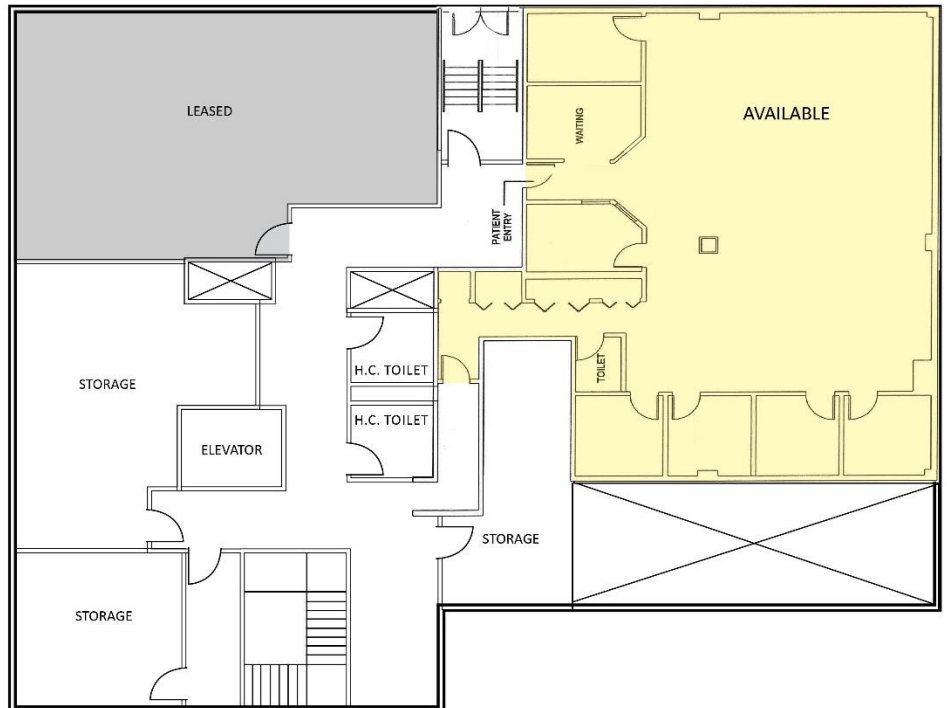


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1ST Floor Plan



Lower Level Plan



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2nd Floor Plan



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