

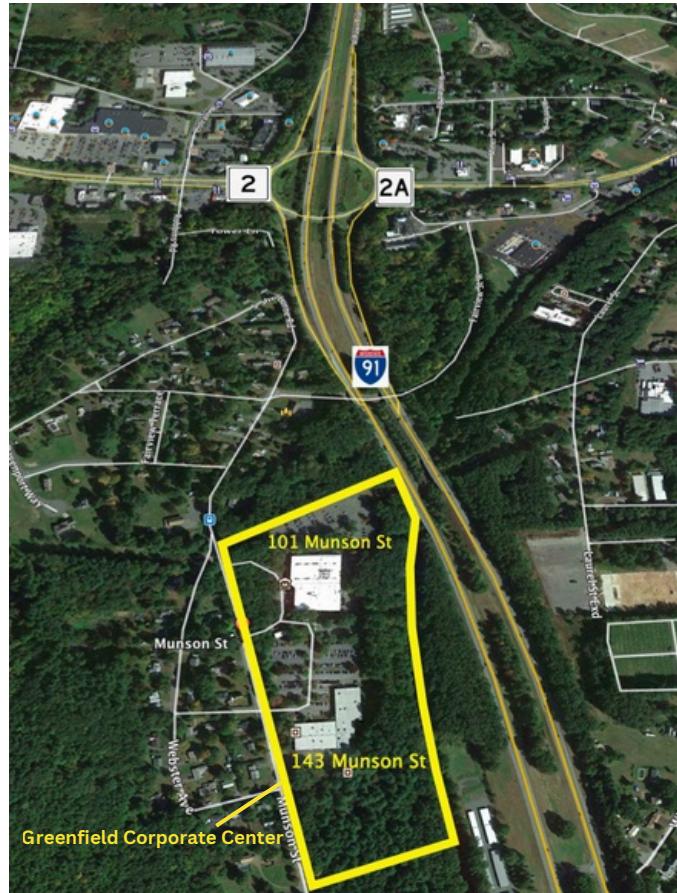


PROPERTY DESCRIPTION

Development Associates is pleased to offer available office space at the Greenfield Corporate Center. Available spaces suitable for service agencies and medical or professional offices. 101 Munson Street is located at the intersection of I-91 and Route 2 in Greenfield, less than 30 minutes from the 5 college area. 101 Munson Street, part of The Greenfield Corporate Center campus is a high-quality 25 acre suburban corporate campus with manicured grounds, a 1-mile wooded walking trail, ample parking and highway exposure.

PROPERTY HIGHLIGHTS

- Security Desk; Card Access System
- On-Site Management & Maintenance
- Gazebos; 1-Mile Nature Walking Trail
- Easy Access to Route 2, Interstate 91, 5 College Area
- Whole building Back-Up Generator for 101 Munson Street
- Food Vending Area, Work Out Area
- Quality Co-Tenants
- High Speed Telecom



Developers and Brokers of Commercial Properties

200 Silver Street, Suite 201 | Agawam, MA 01001

DISCLOSURE: BROKER HAS A FINANCIAL INTEREST IN THIS PROPERTY.

KEN VINCUNAS
(413) 789-3720

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www.Devassociates.com



Common Lounge Area



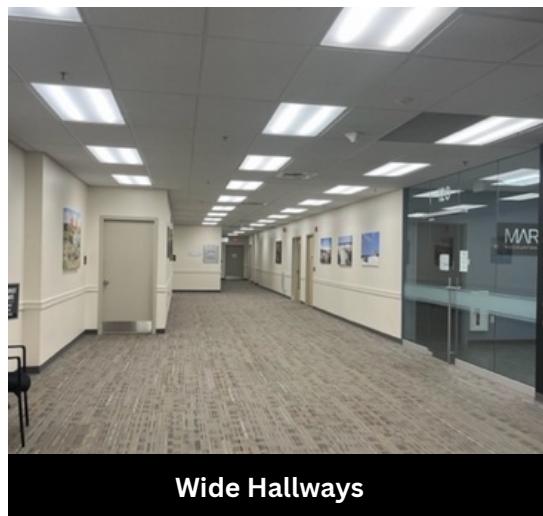
Spacious Entry Way



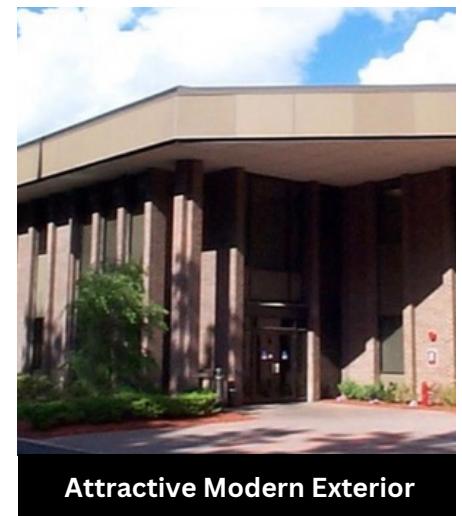
Food Vending Area



Welcoming Lobby Area



Wide Hallways



Attractive Modern Exterior



Gazebos with 1-Mile Nature Walking Trail



Outside Eating Area

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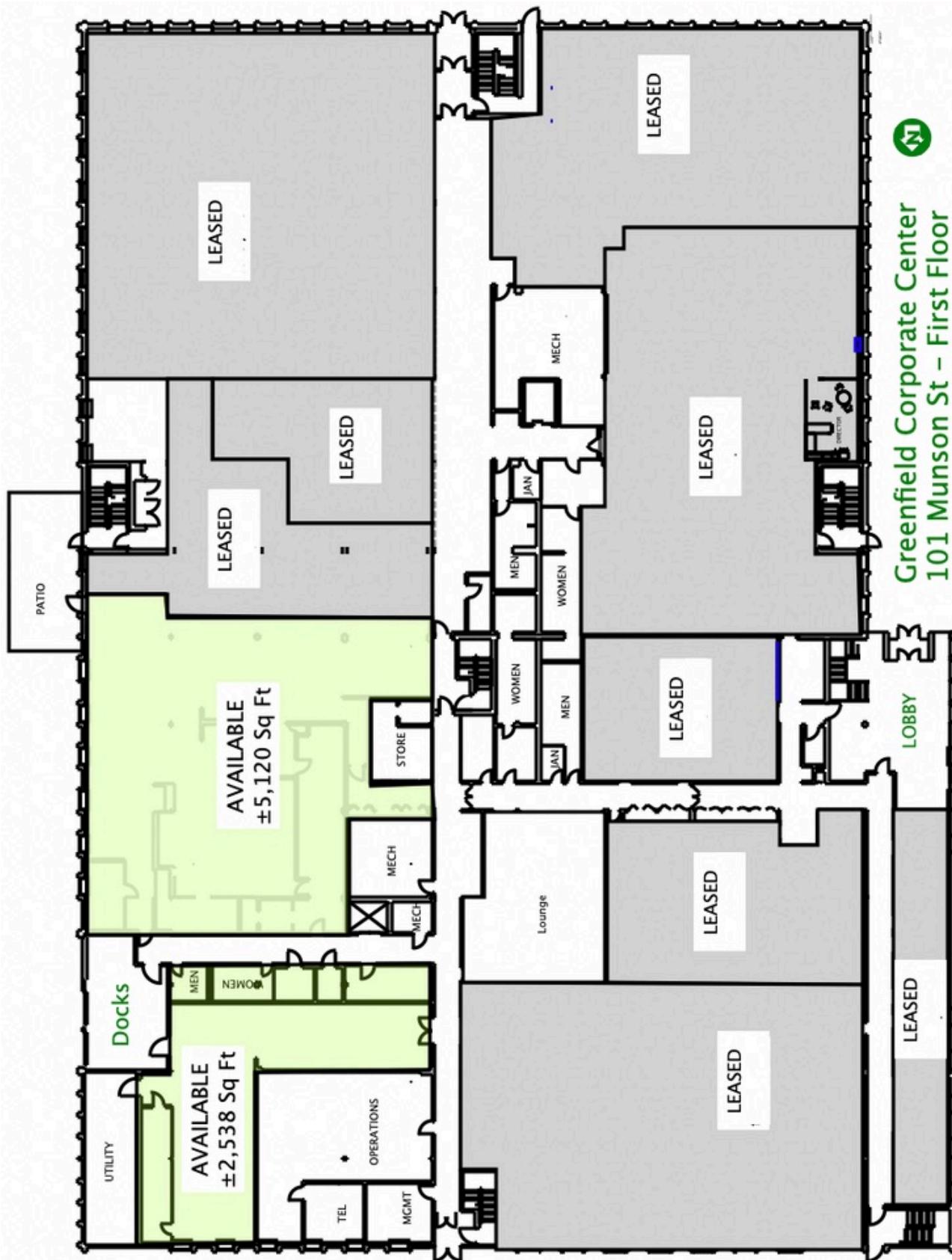
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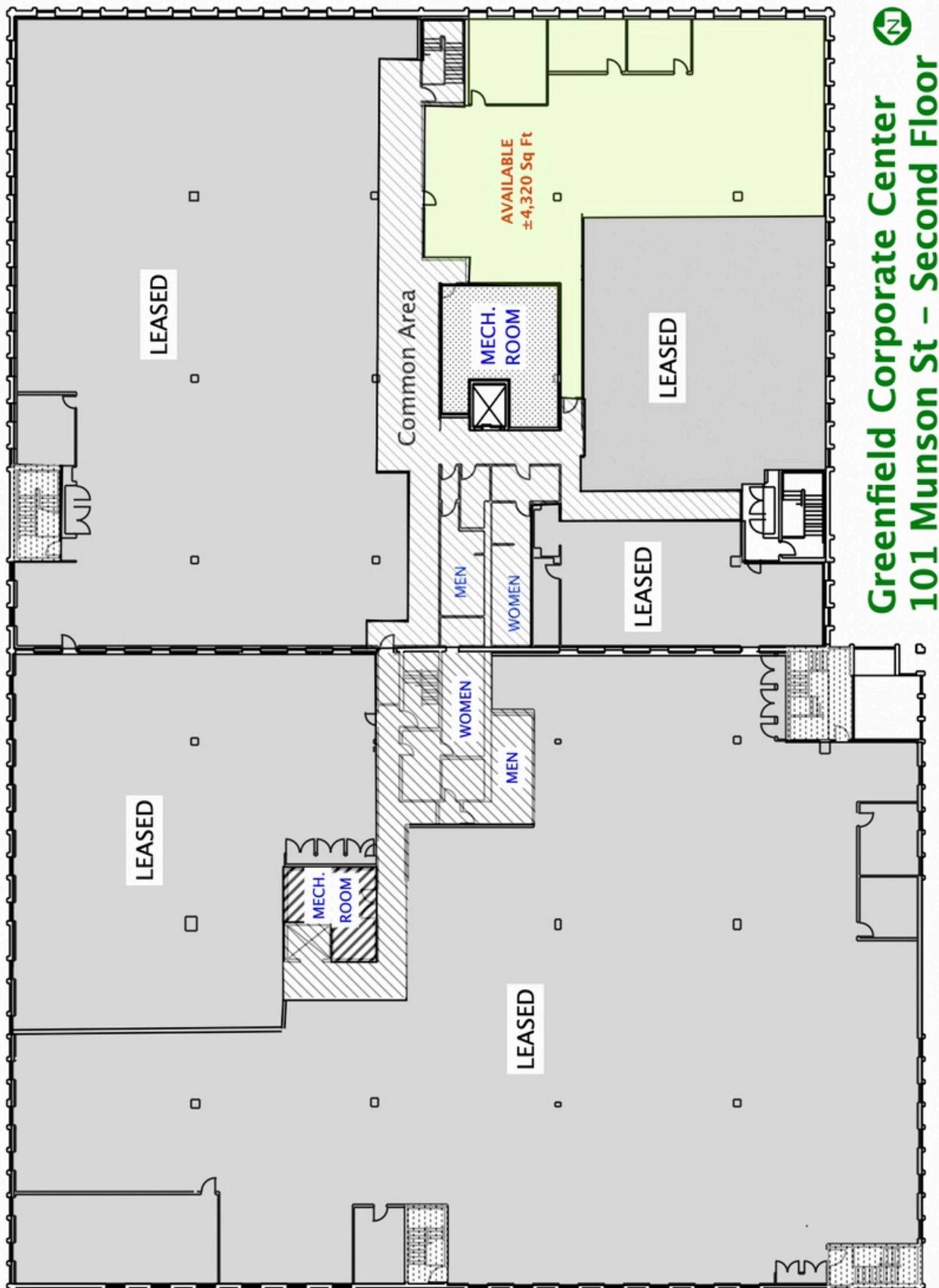
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Greenfield Corporate Center
101 Munson St - Second Floor

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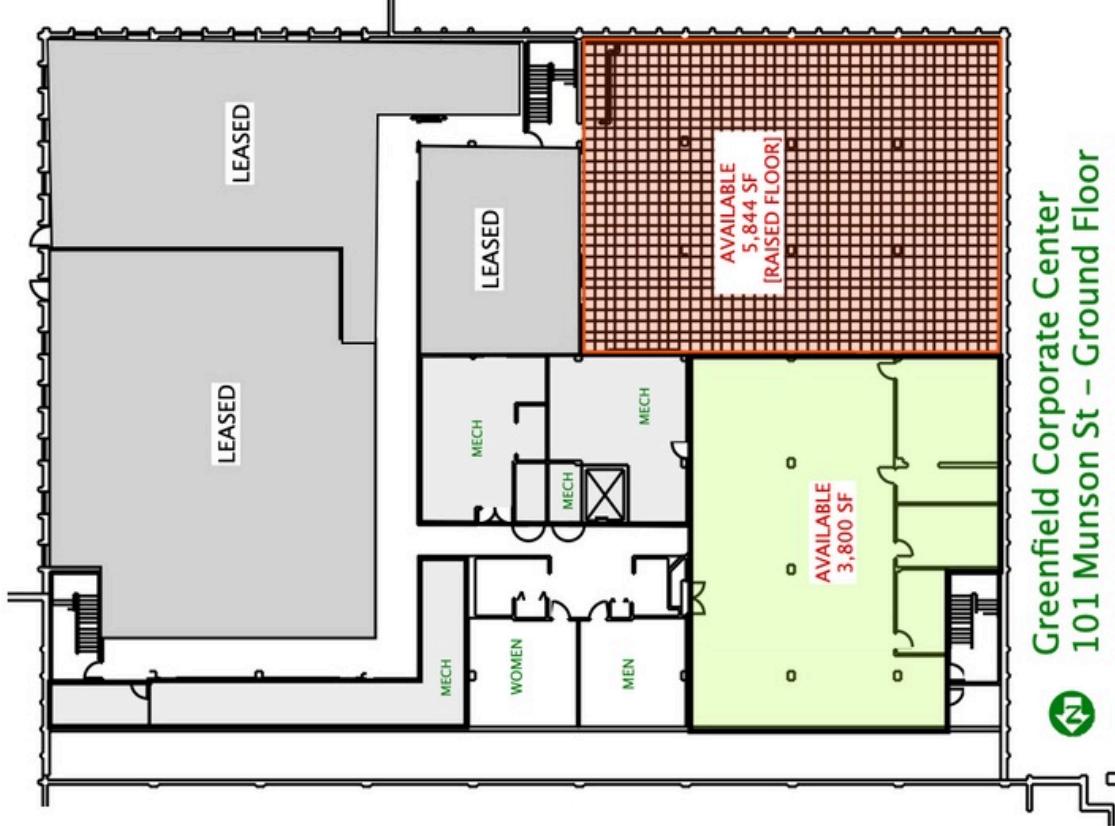
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[Ground floor is under only the South half of 101 Munson St]

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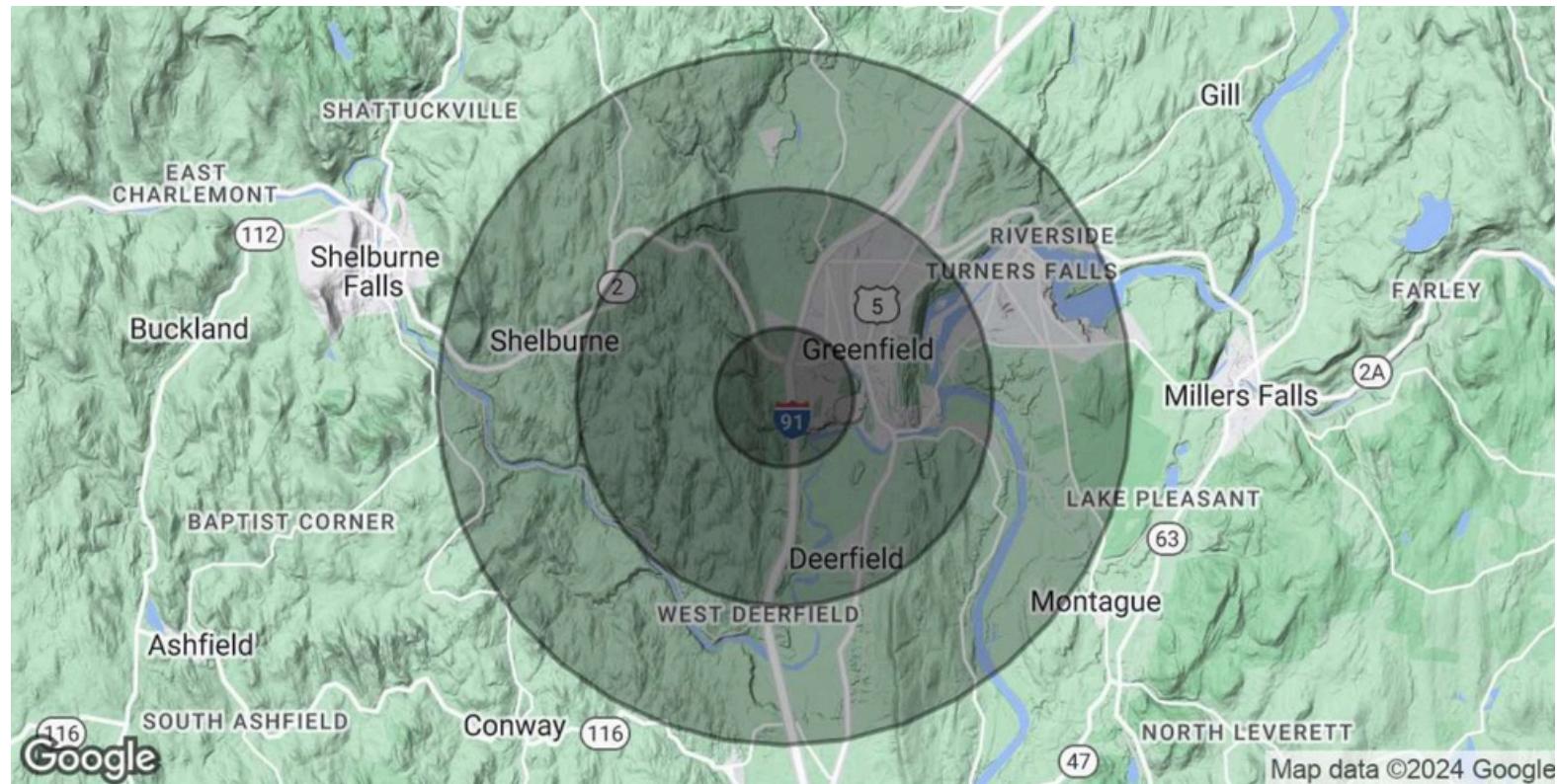
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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,418 - 18,272 SF
Building Size:	125,000 SF

SPACES	LEASE RATE	SPACE SIZE
101 Munson St	Negotiable	2,418 SF
101 Munson St	Negotiable	5,240 SF
101 Munson St	Negotiable	7,302 SF
101 Munson St	Negotiable	18,272 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	823	13,766	24,252
Total Population	2,030	31,541	56,169
Average HH Income	\$48,618	\$55,864	\$61,208



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