



## Amherst Flex Office Space

**160 OLD FARM ROAD**

Amherst, MA 01002

Presented By:

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280 Bridge Street Springfield, MA 01103

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	10,500 SF
Available SF:	1,700-4,700SF
Lot Size:	2.56 Acres
Number of Units:	4
Year Built:	1983
Renovated:	2012
Zoning:	PRP- Professional and Research Park

### PROPERTY OVERVIEW

Join the Comcast Service Center and BeStrongBeAwesome at a well maintained office building located on a quiet side street off of busy Route 9 in Amherst. The zoning allows for professional office, R&D and light industrial which adds to the flexibility of potential Tenants and their needs. Minutes to downtown Amherst and all that it has to offer as well as the UMass, Amherst College and Hampshire College campuses. Rental rate is \$14.00/sf NNN. The end suite is fully built out with a mix of private offices, two lab spaces, conference room, a break room, storage and private restrooms. Suite A is approximately 3,000 square feet. Suite B is 1,700 square feet in the other suite is being renovated and has a large open area, break room and two private bathrooms. The space is waiting for a Tenant to put a floor plan together so it can be renovated to suit your needs. Two suite available that can be leased individually or combined into a single unit totaling over 4,700 square feet. The property is also being offered for sale for \$1,500,000.

### PROPERTY HIGHLIGHTS

- Two suites available
- Can be combined or stand alone
- 1,700-4,700 square feet available

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Additional Photos



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