



Multi-Tenanted Medical/Office Investment Property

306 RACE STREET
Holyoke, MA 01040

Presented By:

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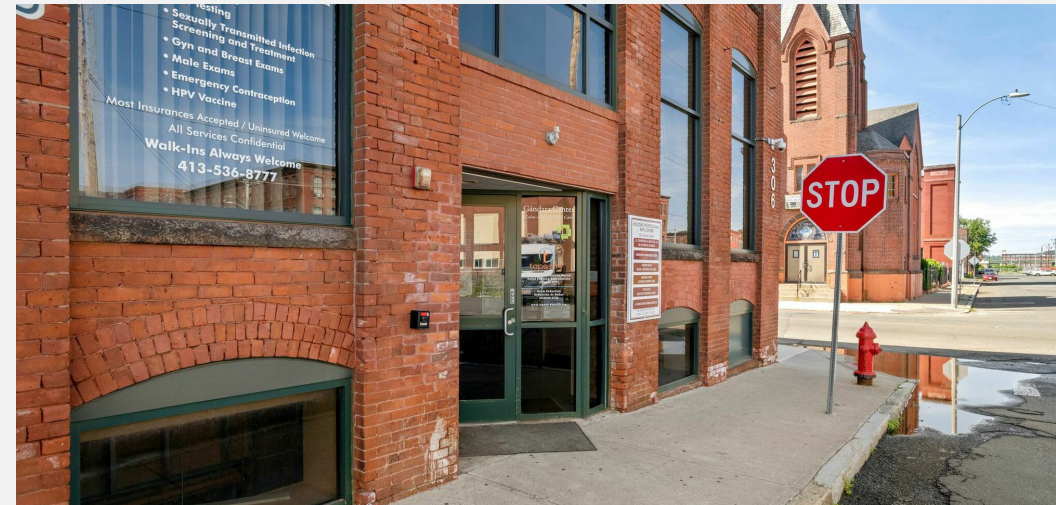
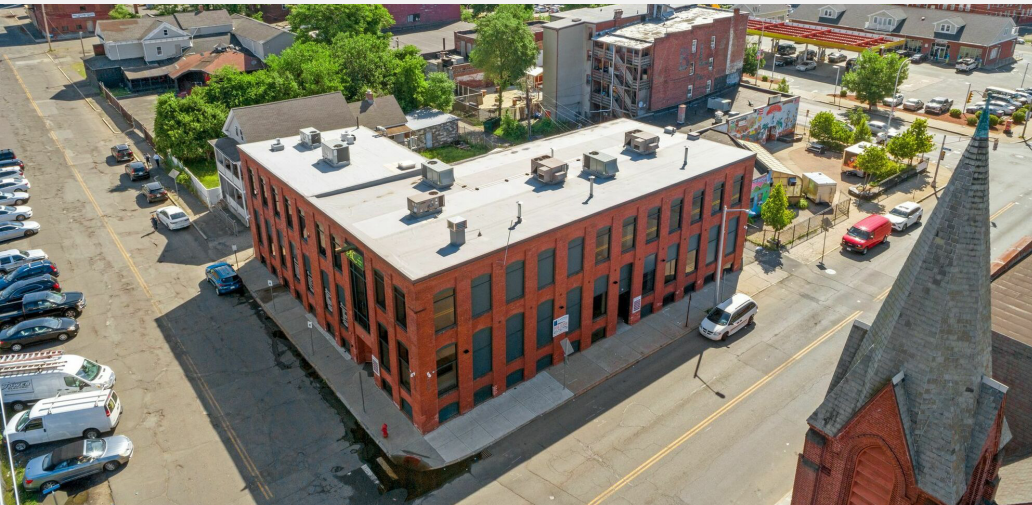
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MULTI-TENANTED MEDICAL/OFFICE INVESTMENT PROPERTY

306 Race Street Holyoke, MA 01040

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,160,000
Building Size:	14,950 SF
Lot Size:	0.41 Acres
Number of Units:	5
Cap Rate:	10.69%
NOI:	\$230,810
Year Built:	1895
Renovated:	2005
Zoning:	IG- Industrial

PROPERTY OVERVIEW

Mixed-use medical building completely renovated in 2005. Long-term local tenants include Tapestry Health Systems, Clean Slate, and Green Valley Analytics (GVA). The property is ADA-compliant with elevator access and features three floors. The lower level is occupied by GVA, a cannabis testing company. The street level is occupied by two Tapestry Health programs: Harm Reduction and Women's Sexual Health and Reproductive Services. The upper level is occupied by Clean Slate, an outpatient addiction medicine program, along with a 1,400 square foot vacant office space. The property is located in downtown Holyoke and includes an adjacent off-site parking lot with 18 spaces. Plentiful street parking provides additional options for employees and guests.

PROPERTY HIGHLIGHTS

- 14,950 SF building with an additional adjacent parking lot
- 5 units with many long time medical tenants including Clean Slate, Tapestry Health Systems and Green Valley Analytics
- Built in 1895, renovated in 2005
- Zoned IG- Industrial

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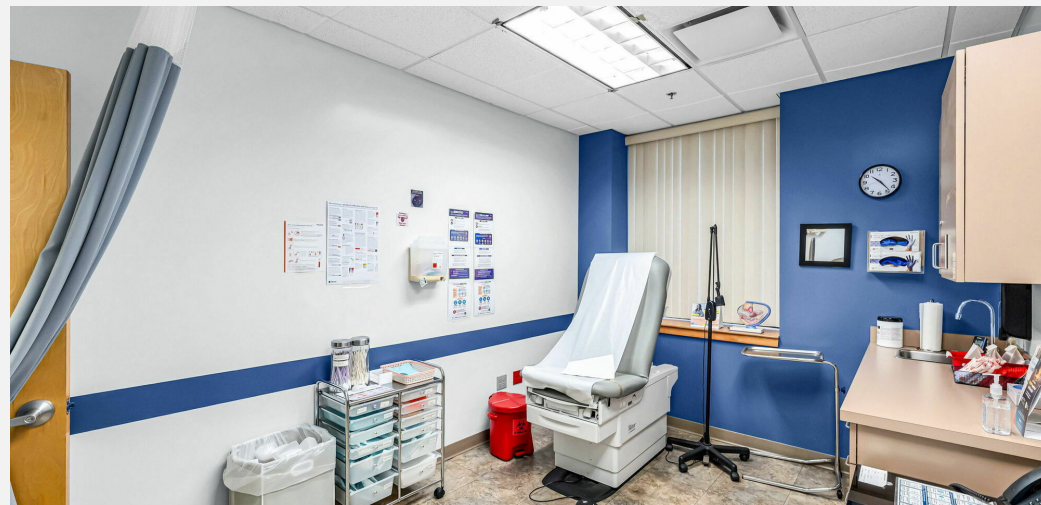
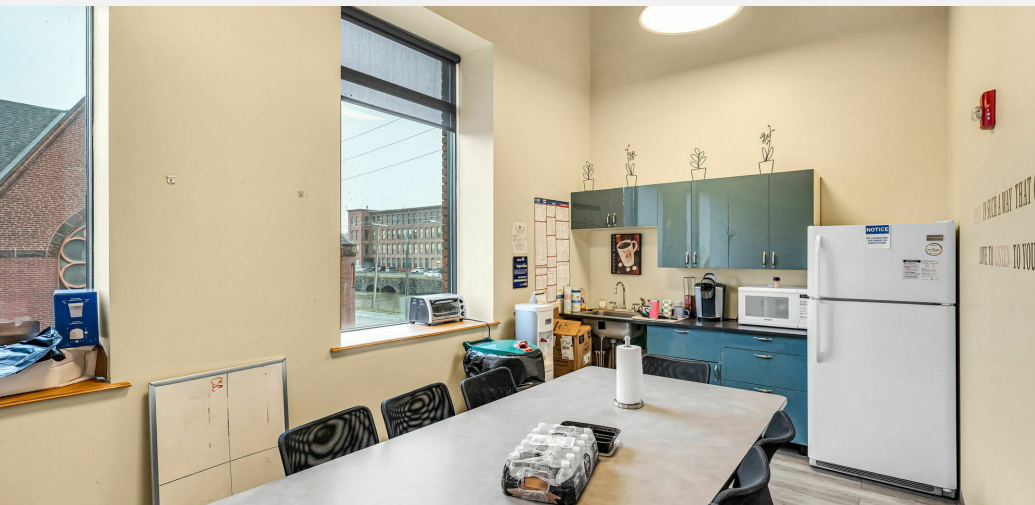
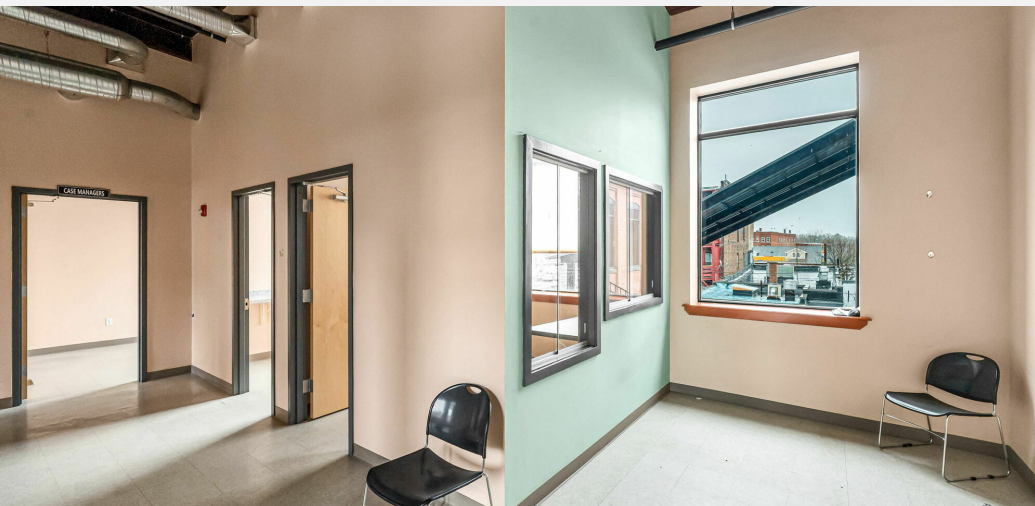
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Additional Photos



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Tapestry Health



Community-based healthcare. Education. Support services.

ORGANIZATIONAL BACKGROUND

Founded: 1973

Headquarters: Springfield, MA

Organization Website: www.tapestryhealth.org

Number of Employees: 122

Program Locations: Springfield (Multiple Locations), Holyoke, Chicopee, Westfield, Northampton (Multiple Locations), Greenfield, Pittsfield, North Adams and West Springfield

Programs at 306 Race St: Harm Reduction (1,850 sf) and Sexual Health and Reproduction (3,200 sf)

Founded almost 50 years ago, Tapestry has grown over the last five decades to be a leading expert in critical public health issues that impact our community. We provide services to almost 20,000 Western Massachusetts residents each year. Today our services include sexual and reproductive health, food access and family nutrition and harm reduction.

We believe that access to compassionate, high quality healthcare should be available to everyone. Tapestry provides safe spaces in all four Western Massachusetts counties where anyone can receive care without fear of judgment or stigma. MassHealth Standard and other insurances accepted. We offer sliding-scale services for people who do not have, or cannot safely use their health insurance plan to access care. No one is turned away.

LEASE SUMMARIES

Sexual Health and Reproduction

Original Lease Date: 1/30/2020

Current Term: 1/1/2021 through 12/31/2026

Current Lease Rate: Upon Request

Lease Type: NNN

Pro Rate Share of CAM: 29.1%

Harm Reduction

Original Lease Date: 6/27/2011

Current Term: 1/1/2021 through 12/31/2026

Current Lease Rate: Upon Request

Lease Type: NNN

Pro Rata Share of CAM: 16.4%

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Clean Slate



We treat every aspect of addiction, because they're all connected.

At CleanSlate, we are dedicated to helping you overcome addiction by treating the whole person—mind, body, and spirit.

WE PROVIDE INDIVIDUALIZED MEDICAL CARE FOR OPIOID AND ALCOHOL ADDICTION FOR ADULTS in a convenient, comfortable outpatient setting. We're committed to helping you build a healthier life through evidence-based, community-connected, comprehensive care.

ORGANIZATIONAL BACKGROUND

Founded: 2009

Headquarters: Springfield, MA

Organization Website: <https://www.cleanslatecenters.com/>

Number of Employees: 408

Program Locations: 65 Centers operate in 10 States

Programs at 306 Race St: Out Patient Addiction Treatment

LEASE SUMMARIES

Original Lease Date:

Square Footage: 3,786

Current Term: Through 4/30/2028

Current Lease Rate: Upon Request

Lease Type: NNN

Pro Rata Share of CAM: 9.1%

Extensions Remaining:

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Green Valley Analytics



ORGANIZATIONAL BACKGROUND

Founded: 2020

Headquarters: Holyoke, MA

Organization Website: <https://gvalabs.com/>

Number of Employees: 12

Accreditation: ISO/IEC 17025

Licensing: Independent testing laboratory license originally issued around September 2021 by the Massachusetts Cannabis Control Commission (CCC).

Green Valley Analytics is a full-service independent analytical testing laboratory licensed by the Massachusetts Cannabis Control Commission.

Green Valley was founded by local cannabis enthusiasts who understand the needs of cultivators, manufacturers, and dispensaries who must have reliable, fast, and accurate test results. Bringing precise state-of-the-art equipment together with amazing customer service, Green Valley Analytics offers quality services that have not yet been seen in the Massachusetts cannabis testing industry.

Green Valley understands the importance for the Massachusetts cannabis patients and consumers to have access to safe and consistent products. Tests offered by Green Valley include cannabinoid and terpene potency, as well as detection for microbials, mycotoxins, solvents, heavy metals, and [more](#).

LEASE SUMMARIES

Original Lease Date: April 1, 2021

Square Footage: 4,300

Current Term: 4/1/2021 through 1/31/2027

Current Lease Rate: Upon Request

Lease Type: NNN

Pro Rata Share of CAM: 21.5%

Extensions Remaining: One 5 Year Extension

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Disclaimer

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