



Exclusively listed by:

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OFFICE PROPERTY FOR LEASE

HADLEY MEADOWS

195 Russell St Hadley, MA 01035

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	31,406 SF
Available SF:	760 - 10,357 SF
Lot Size:	215,219 SF
Number of Units:	19
Year Built:	2001
Renovated:	2020
Zoning:	B
Market:	Western Mass
Submarket:	Northampton-Amherst

PROPERTY OVERVIEW

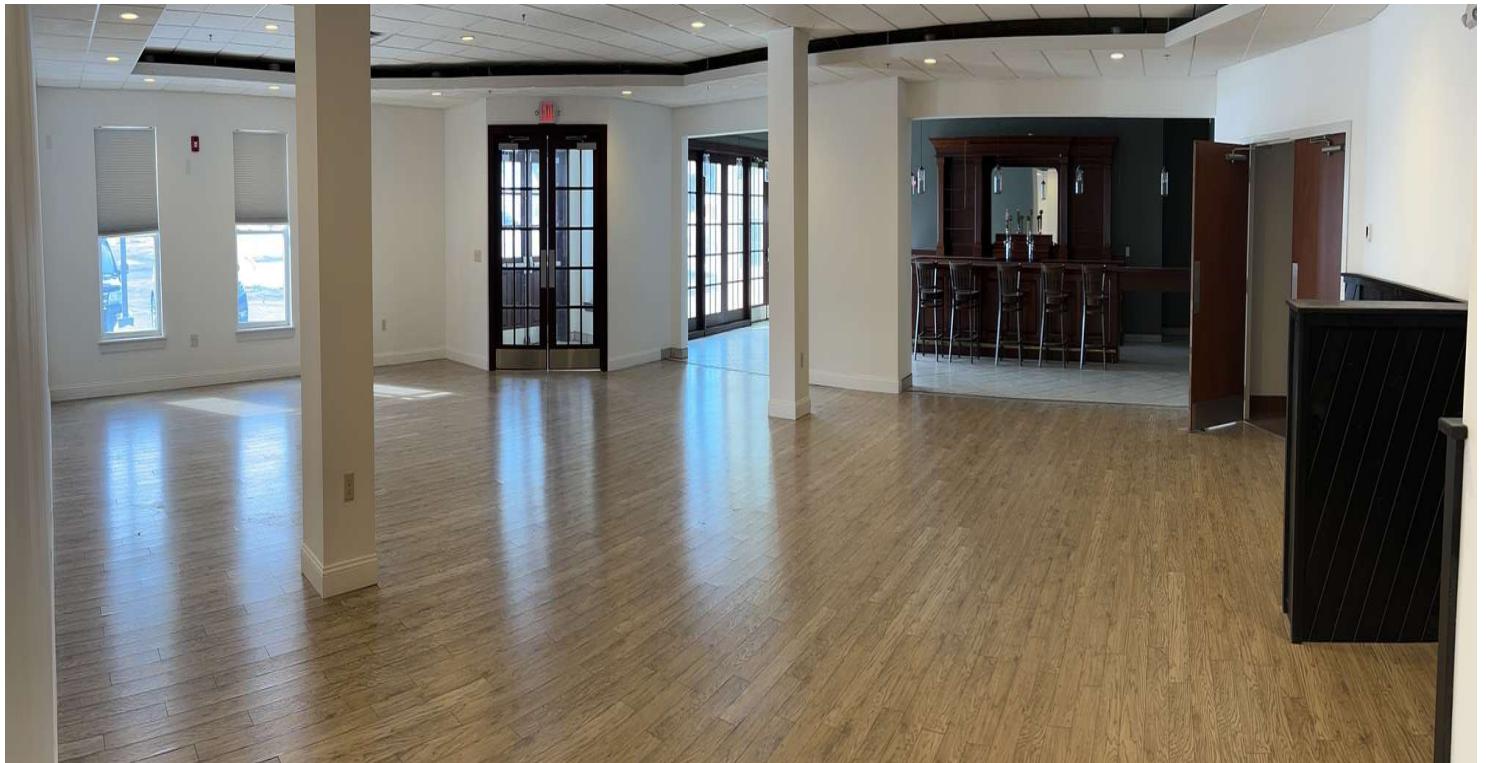
Ground level spaces available from 2,182 SF to 7,340 SF, or combine suites to 10,357 . Simple office space to large entertainment/activity areas. Second floor office spaces from 760 SF to 2,257 SF. ADA compliant with modern elevator, ample parking. Route 9 location with traffic over 18,000 cars per day. Close to University of Mass, Amherst Collage, Smith College, Mt Holyoke, and Hampshire College.

PROPERTY HIGHLIGHTS

- High Traffic Area
- Newer Construction
- Ample Parking
- Close to Shopping
- On-site Management

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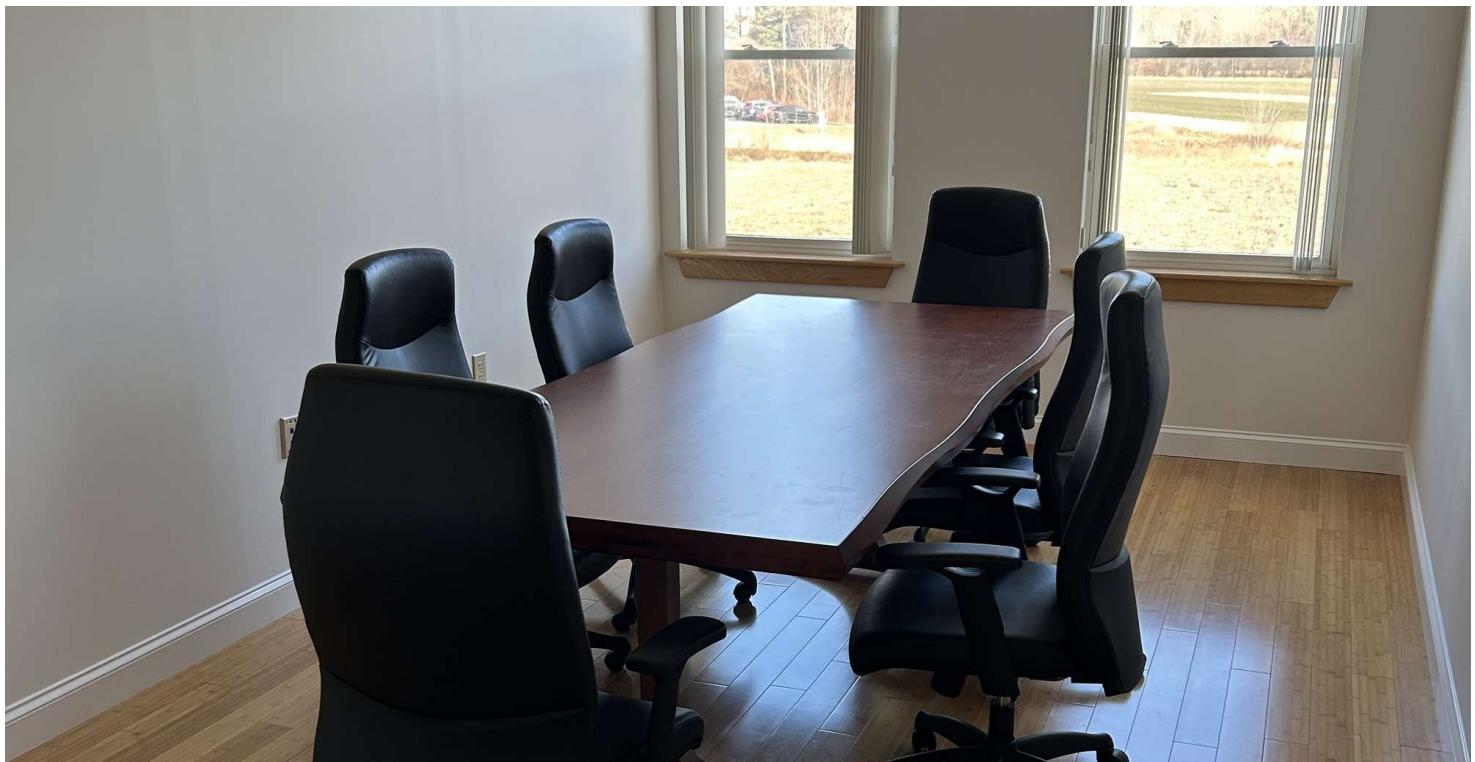
Restaurant/Entertainment Space



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Office/Amenities



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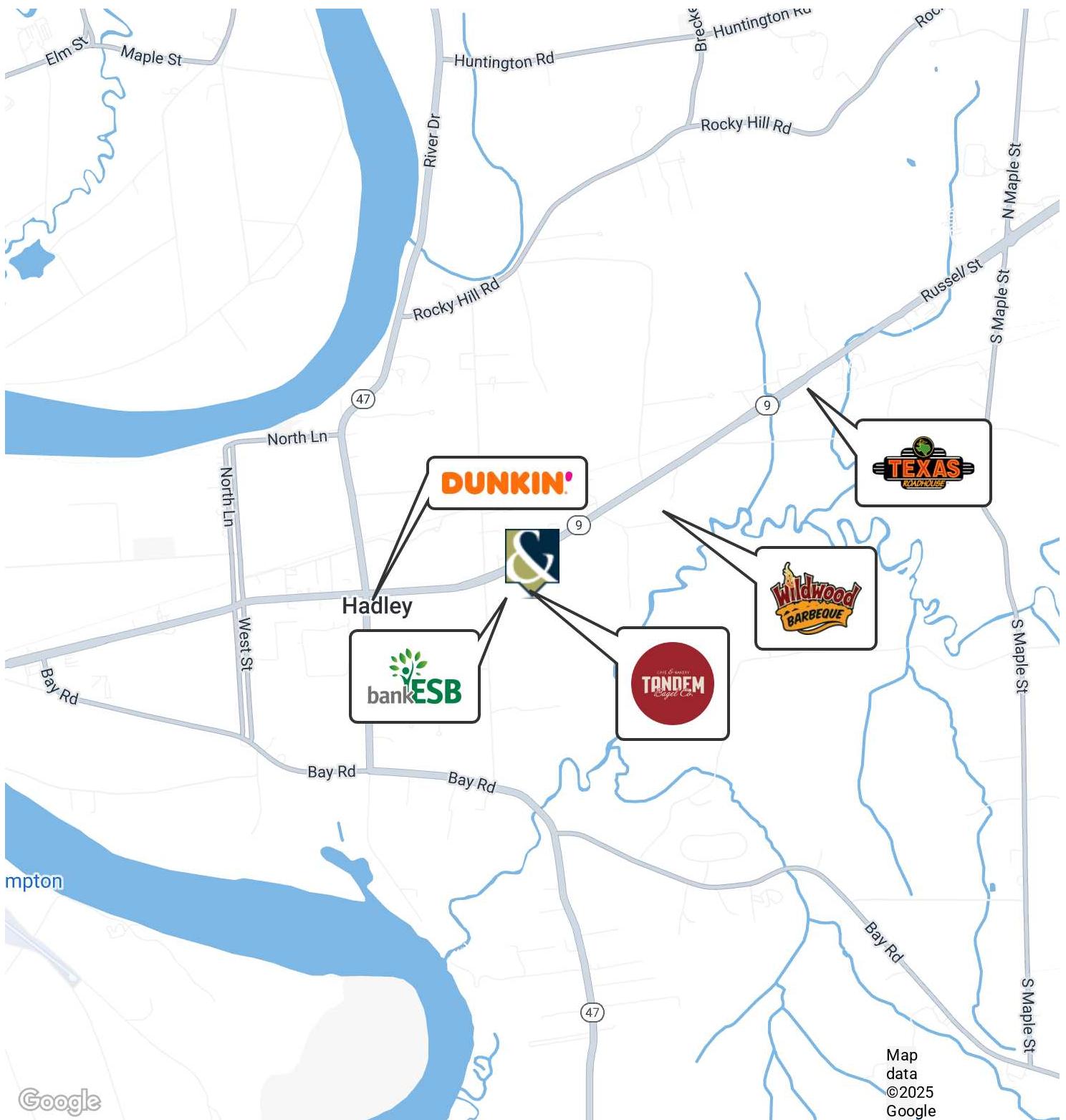
Open Space and Office



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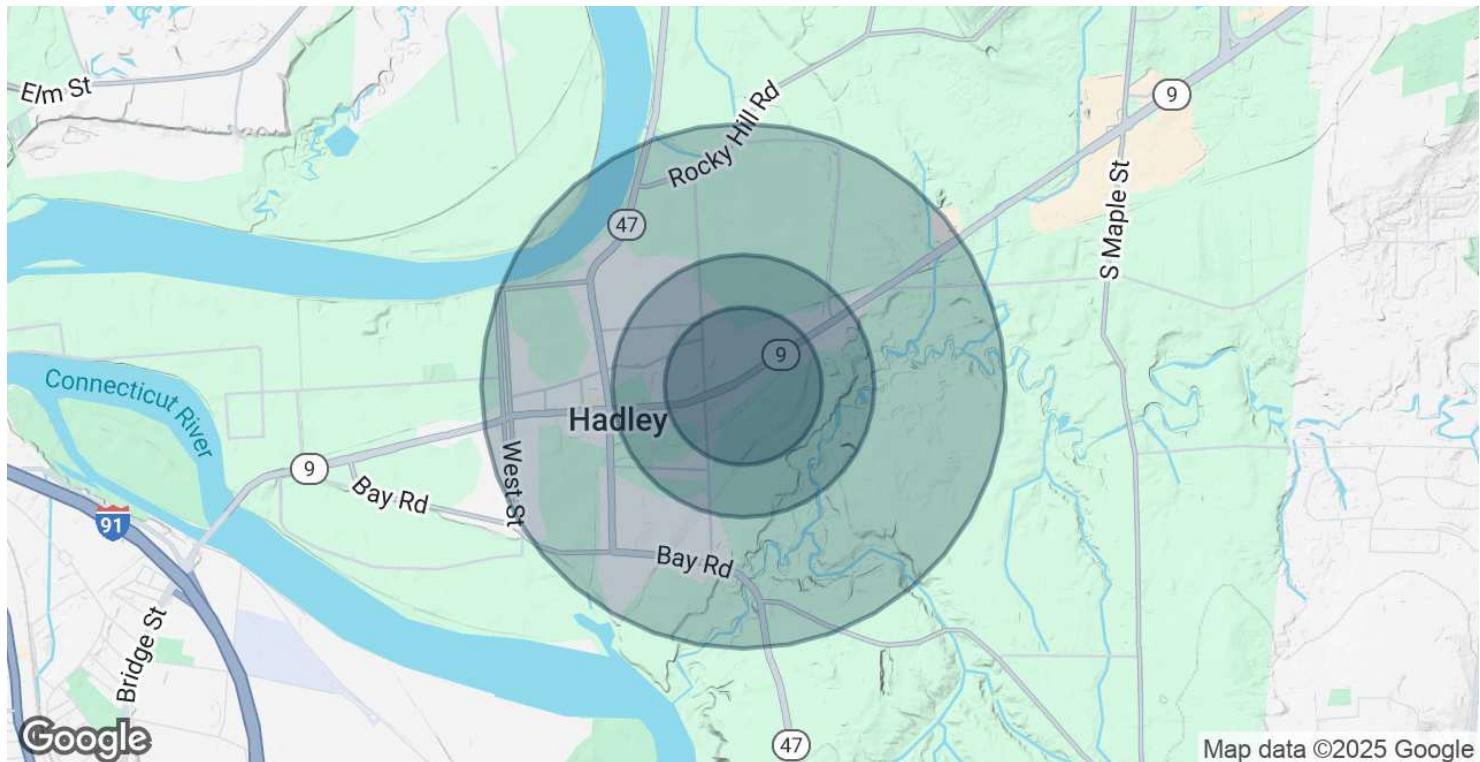
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HADLEY MEADOWS

Demographics



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	74	335	1,222
Average Age	46	45	45
Average Age (Male)	44	43	43
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	143	523
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$142,030	\$139,318	\$139,105
Average House Value	\$543,368	\$565,081	\$570,476

Demographics data derived from AlphaMap