



FOR SALE

±45,859 SF NORTHERN BERKSHIRE MEDICAL OFFICE BUILDING

77 Hospital Avenue
North Adams, MA 01247

NEW! ASKING PRICE

\$3,495,000



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

211 Congress Street, 10th Floor, Boston, MA 02110
(617) 906-5567 | lee-associates.com/boston





BUILDING HIGHLIGHTS

RBA	±45,859 SF
LOT SIZE	1.10 Acres
YEAR BUILT	2002
NO OF FLOORS	3
NO OF SUITES	17
ELEVATORS	3
SPRINKLERS	Wet
PARKING	250 Surface
PARKING RATIO	5.45/1,000 SF
ZONING	Business
TYPICAL FLOOR SIZE	±15,286 SF

BUILDING IMPROVEMENTS

2022	Updated Lobby
2023	Installed New Roof Replaced 5 RTU's



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LOCATION HIGHLIGHTS



Located adjacent to
Berkshire Medical Center



80% leased by medical, dental
and healthcare tenants

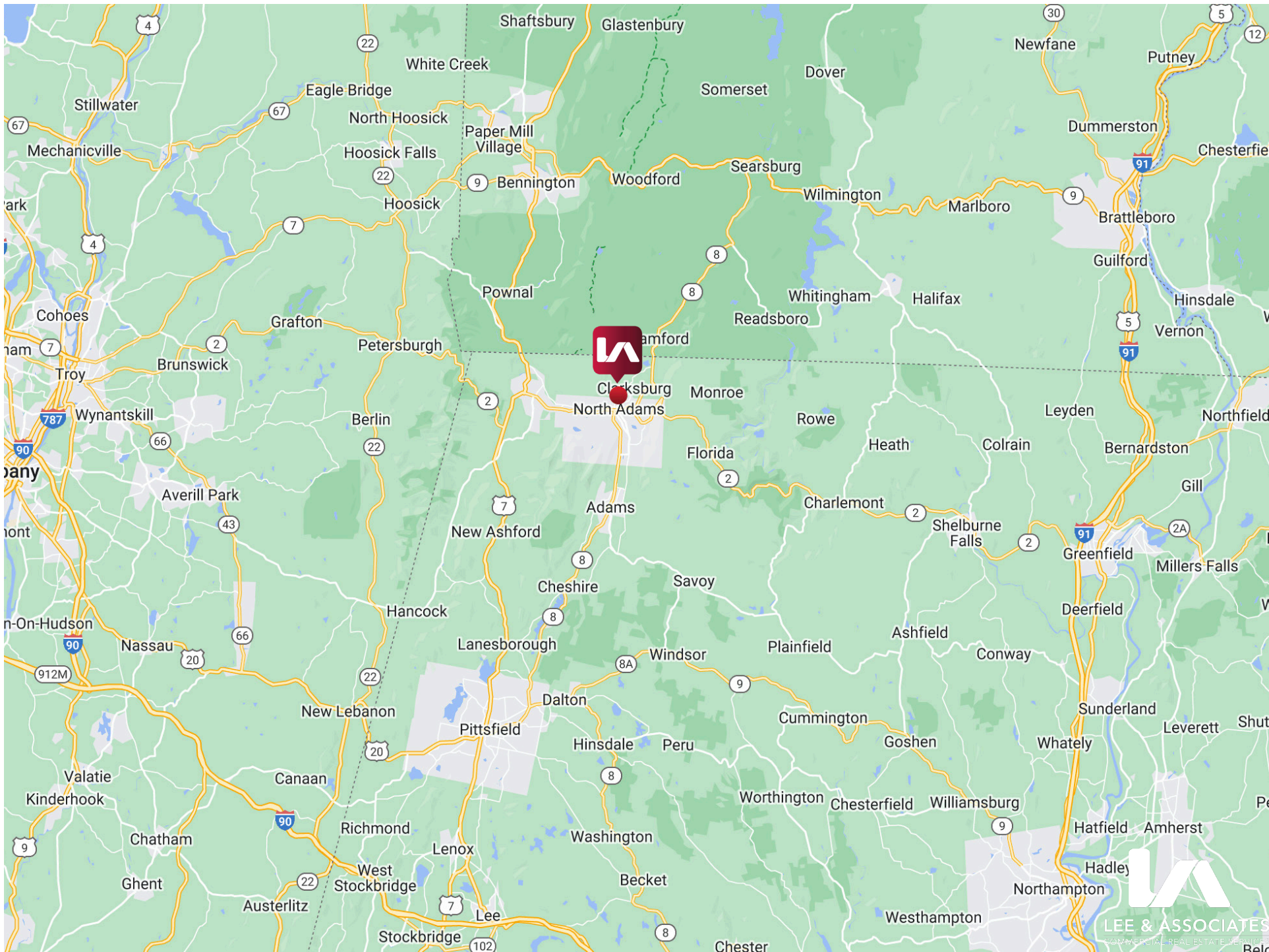


Less than 1 mile from
Rte. 2 and Rte. 8



Abundant parking for
patients and employees







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Contact

MITCHELL JACOBY, MCR

Principal
mjacoby@lee-associates.com
978.476.1223

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