



Historic Holyoke Office Building

217-225 HIGH ST
Holyoke, MA 01040

Presented By:

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280 Bridge Street Springfield, MA 01103

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HISTORIC HOLYOKE OFFICE BUILDING

217-225 High St Holyoke, MA 01040

Executive Summary



OFFERING SUMMARY

Lease Rate:	Call for Details
Total Building Size:	31,339 SF
Available SF in 1225 High St, Street Level:	4,058 - 4,410 SF
Available SF in 217 High St, Street Level:	4,058 SF
Real Estate Taxes:	\$2.12/SF
Year Built:	1898
Zoning:	BC

PROPERTY OVERVIEW

225 High Street is a six-story office building located in the heart of Holyoke, MA. It is being offered for lease along with 217 High Street, a connected property. Approximately 4,410 square feet of street-level commercial space is available at 1225 High Street. The space features a large open area with 11'6" up to almost 20' ceiling heights. Located at the corner of High and Dwight Streets, the property is diagonally across from City Hall and on the same block as the PVT A Holyoke Transportation Center. 217 High Street offers a total of 8,116 square feet with 4,058 of street-level space with its own private entrance. These spaces offer great flexibility and can be leased separately or combined to accommodate a wide range of tenant floor plans.

PROPERTY HIGHLIGHTS

LANDMARK PROPERTY IN DOWNTOWN HOLYOKE ACROSS THE STREET FROM CITY HALL

UP TO 8,468 SQUARE FEET OF SPACE ON THE STREET LEVEL

LOCATED ON THE SAME BLOCK AS THE HOLYOKE TRANSPORTATION CENTER FOR EASY ACCESS

A TOTAL OF 31,339 SQUARE FEET BETWEEN THE INTERCONNECTED BUILDINGS

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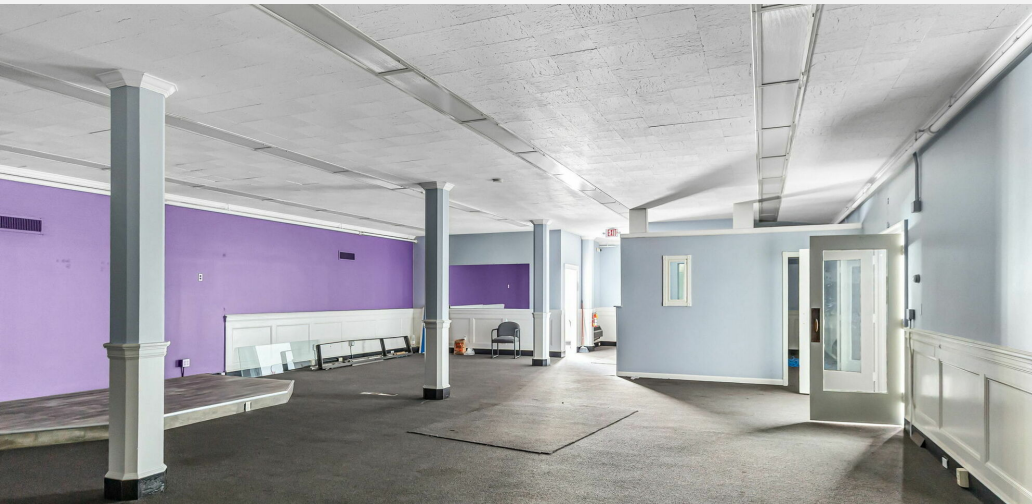
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Additional Photos



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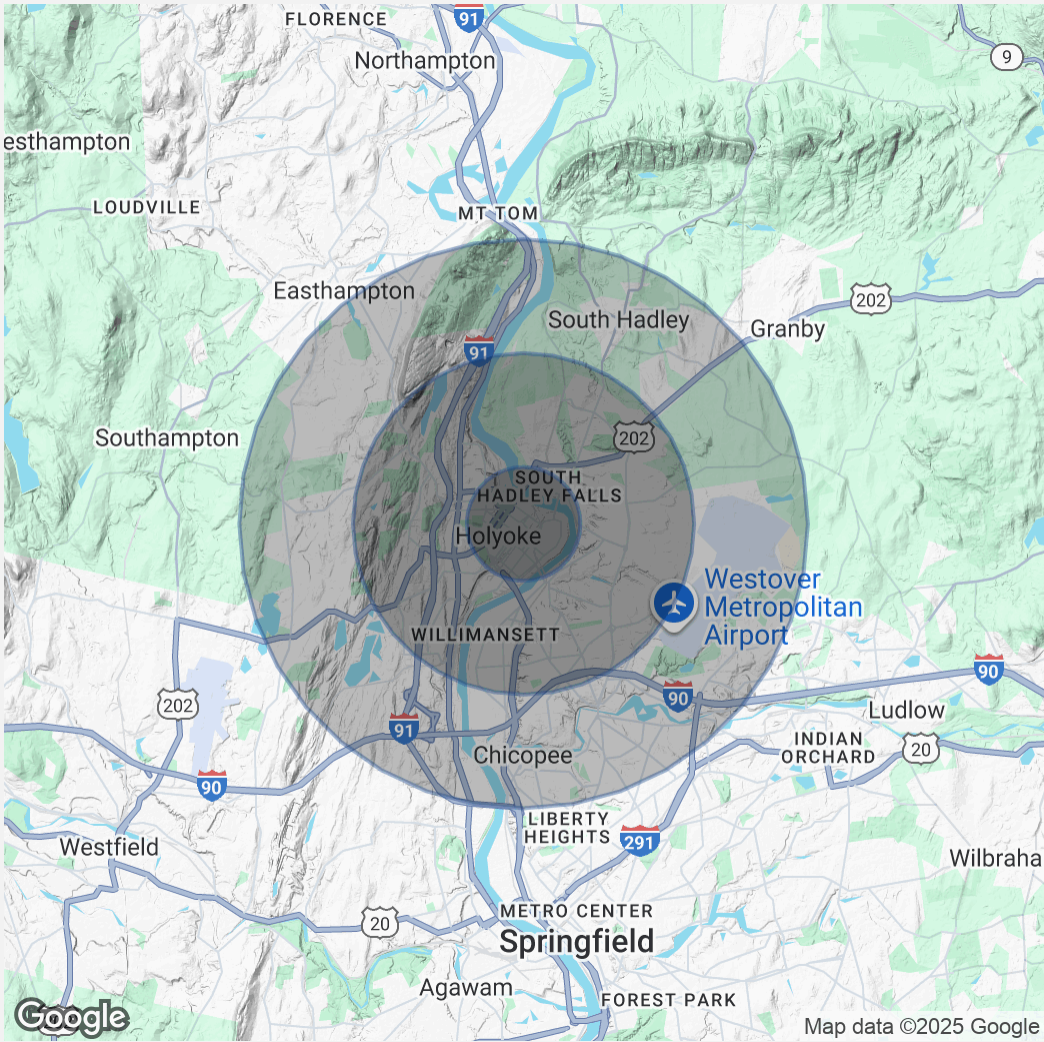
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,232	73,660	124,219
Average Age	38	42	43
Average Age (Male)	36	41	41
Average Age (Female)	39	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,494	31,418	52,361
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$54,811	\$80,544	\$88,168
Average House Value	\$303,245	\$307,607	\$326,385

Demographics data derived from AlphaMap



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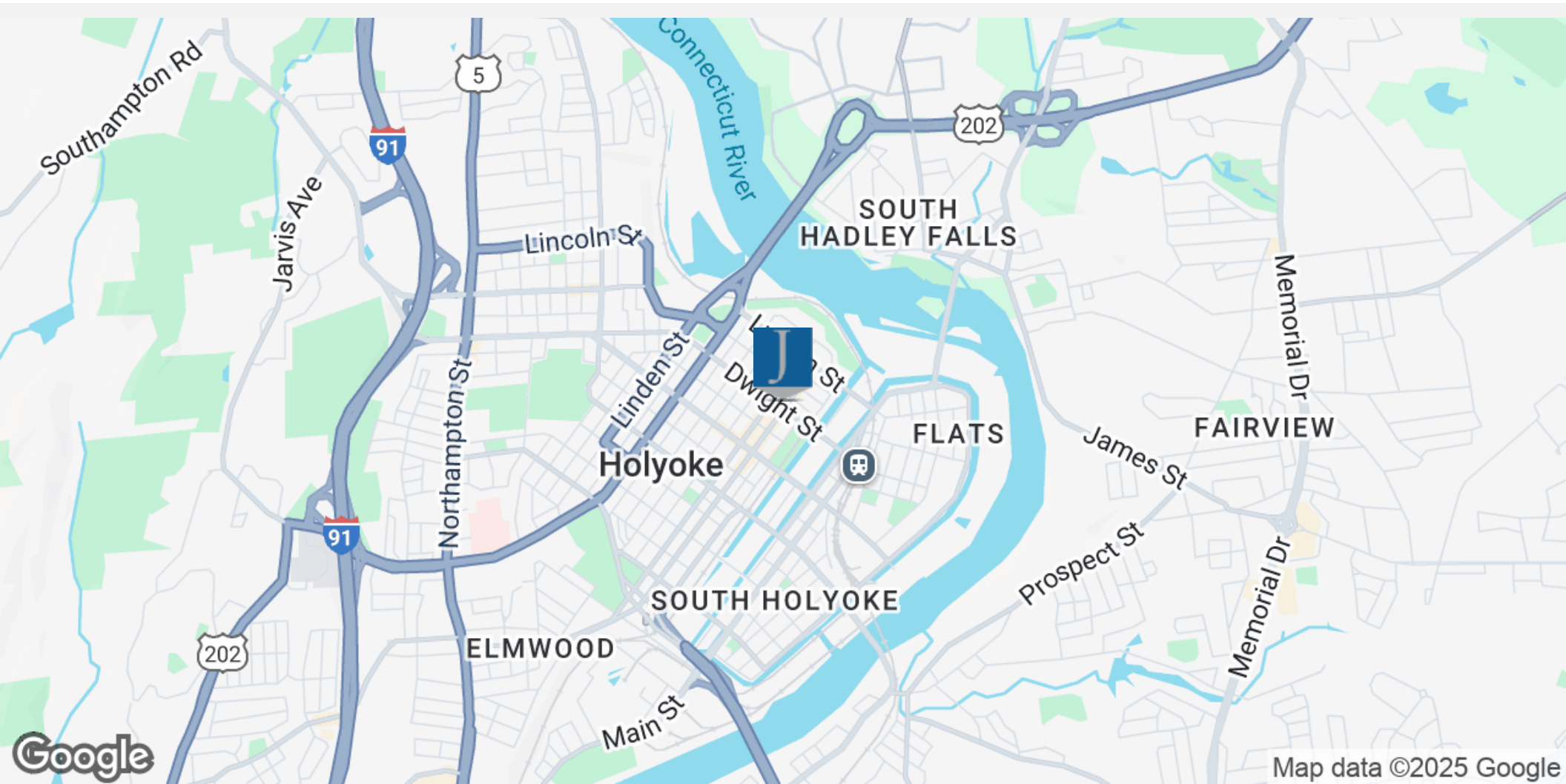
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Location Map



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