



Downtown Springfield CBD Office and Retail Opportunities

1319-1391 MAIN STREET

Springfield, MA 01103

Presented By:

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73 Chestnut Street Springfield, MA 01103

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Executive Summary



OFFERING SUMMARY

Available SF:	225 - 25,000 SF
Lease Rate:	\$14.00 - 22.00 SF/yr (MG; NNN)
Lot Size:	1.6 Acres
Building Size:	Approximately 270,000 sf
Market:	Greater Springfield

PROPERTY OVERVIEW

1331-1391 Main Street is a multi-building Main Street block in the heart of Springfield's CBD adjacent to the Mass Mutual Center and one block from MGM Springfield's new \$950 million resort casino. Multiple office and street retail opportunities ranging in size from 250 sf to 25,000 sf.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1391 Main Street	\$16.00 - 22.00 SF/yr	225 - 25,000 SF
1383 Main Street	\$18.00 SF/yr	250 - 12,000 SF
1365 Main Street	\$15.00 SF/yr	250 - 4,000 SF
1351 Main Street	Negotiable	13,500 SF
1341 Main Street	\$14.00 SF/yr	4,000 - 12,000 SF

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[Additional Photos](#)



1331-1391 Main St. - An Entire Block in the Heart of Springfield's CBD



1391 Main St. - 10 Floor Office Tower with Street Retail/Visible Office



1351 Main Street - Office or Retail/Restaurant with Grand Finishes



The Shops at Marketplace

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[Additional Photos](#)



1383 Main St. - Street Retail with Restaurant Avail & Upper Floor Office/ Market Rate Apts.



1365 Main St. - Street Retail with Upper Floor Office



1341 Main St. - Street Retail with Upper Floor Office/ Market Rate Apts.



1331 Main St. - Street Retail with Upper Floor Office

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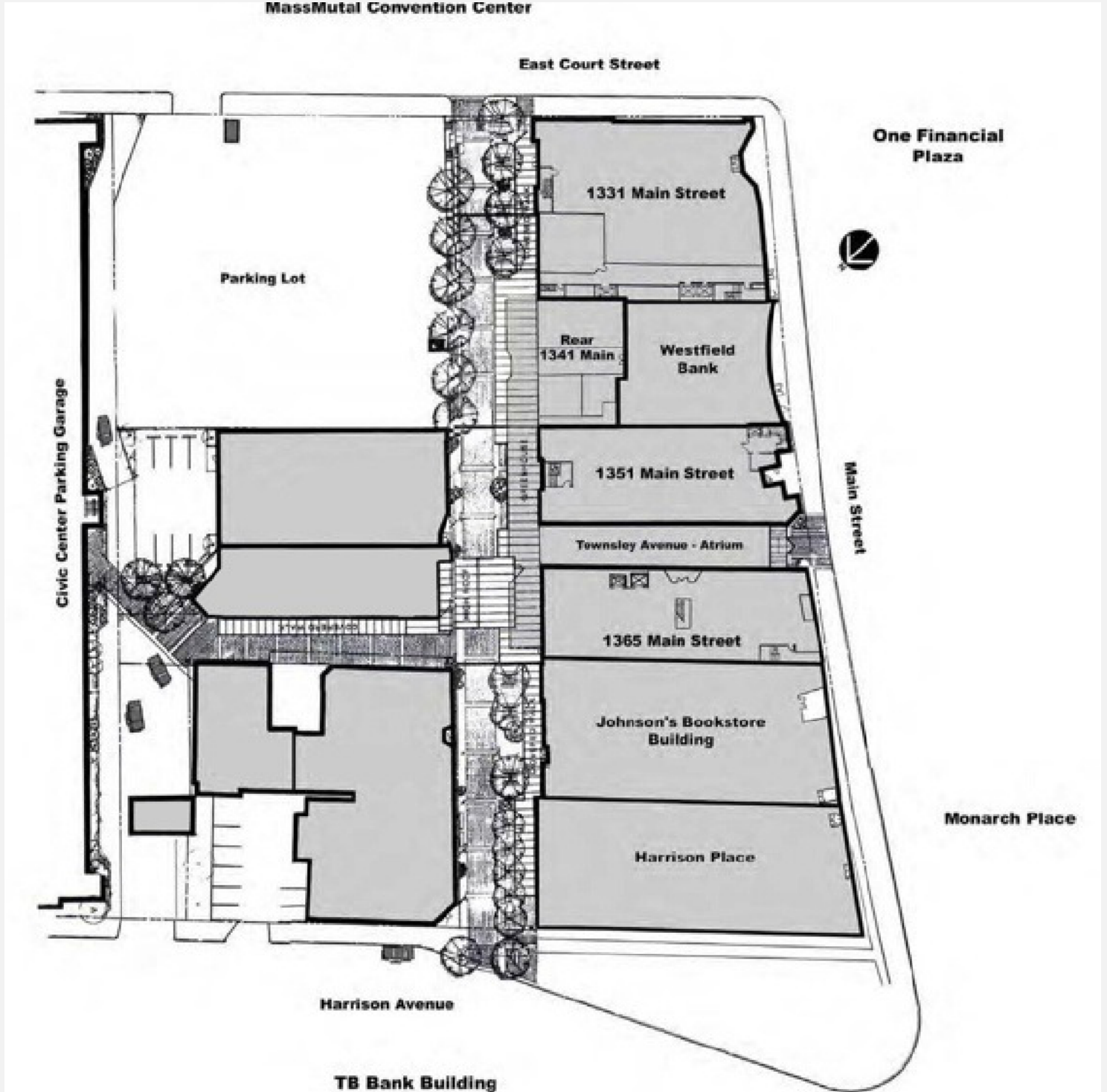
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Site Plan



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Location Maps



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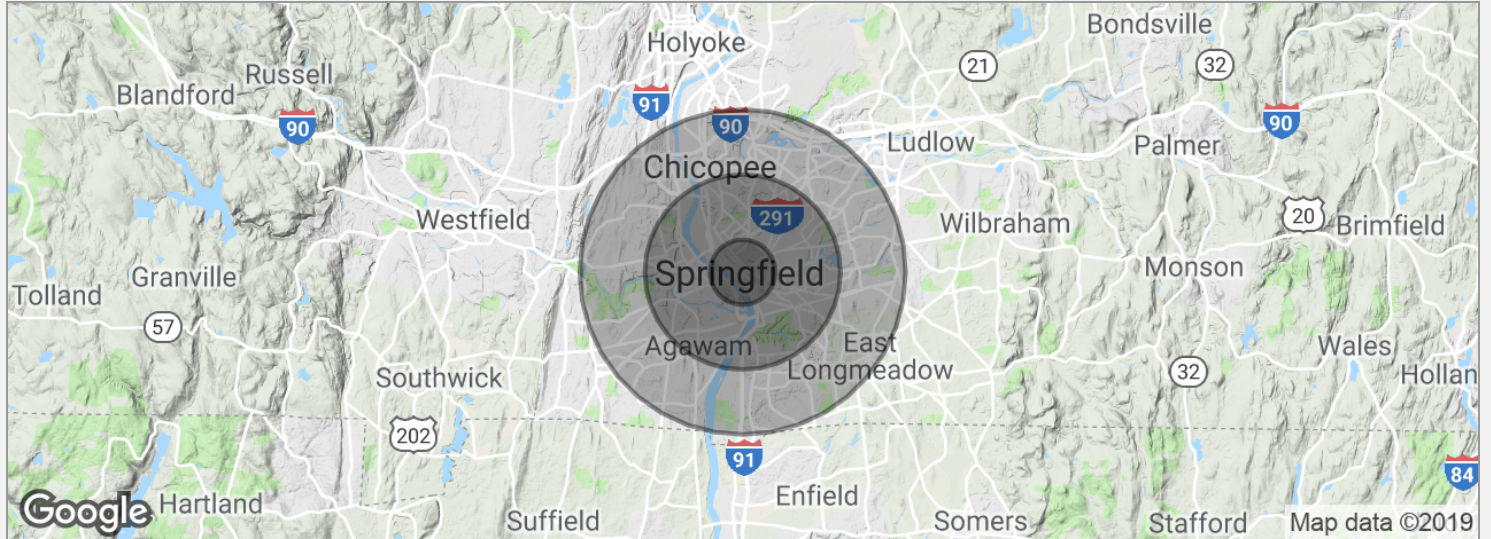
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,807	137,997	266,713
Median age	29.8	31.1	35.1
Median age (Male)	31.1	29.9	33.8
Median age (Female)	29.8	32.4	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,551	50,989	102,053
# of persons per HH	2.2	2.7	2.6
Average HH income	\$27,858	\$43,213	\$54,066
Average house value	\$185,506	\$193,177	\$222,733

*Demographic data derived from 2010 US Census

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