



Exclusively listed by:

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OFFICE PROPERTY FOR LEASE

THE WESTWOOD BUILDING

94 North Elm Street Westfield, MA 01085

L&P Commercial
200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	97,311 SF
Available SF:	217 - 5,007 SF
Lot Size:	5.11 Acres
Number of Units:	51
Year Built:	1960
Renovated:	2022
Zoning:	Commercial Office Retail Enterprise District (CORE)
Market:	Western Mass
Traffic Count:	15,000

PROPERTY OVERVIEW

L&P Commercial is pleased to offer office space for lease at the Westwood Building in Westfield, Massachusetts. This Class "A" office building offers 24 hour security, janitorial services within the tenants' spaces, ample parking, access to the Westwood Restaurant on the first floor, and high-speed WIFI. The building has tremendous cell phone service, with multiple cell phone towers located on the roof. The building offers executive office suites that come fully furnished with shared conference and break rooms. The building currently has individual suites from 853 to 5,007 square feet. The landlord offers full build-to-suit options for tenant's specific needs. The Westwood Building offers full-service, competitive lease rates that include everything.

PROPERTY HIGHLIGHTS

- - Class A office space
- - Free on-site parking
- - Individual offices from \$550/month
- - Turnkey build-outs available
- - High-speed internet and cell service
- - Professional janitorial services
- - Ample natural light



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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	The Westwood Building
Street Address	94 North Elm Street
City, State, Zip	Westfield, MA 01085
County	Hampden
Market	Western Mass
Nearest Highway	Interstate 90
Nearest Airport	Bradley International Airport

BUILDING INFORMATION

Building Class	A
Tenancy	Multiple
Ceiling Height	10 ft
Minimum Ceiling Height	10 ft
Number of Floors	4
Average Floor Size	23,622 SF
Year Built	1960
Year Last Renovated	2022
Condition	Excellent
Free Standing	Yes

PROPERTY HIGHLIGHTS

- - Class A office space
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LEASE SPACES



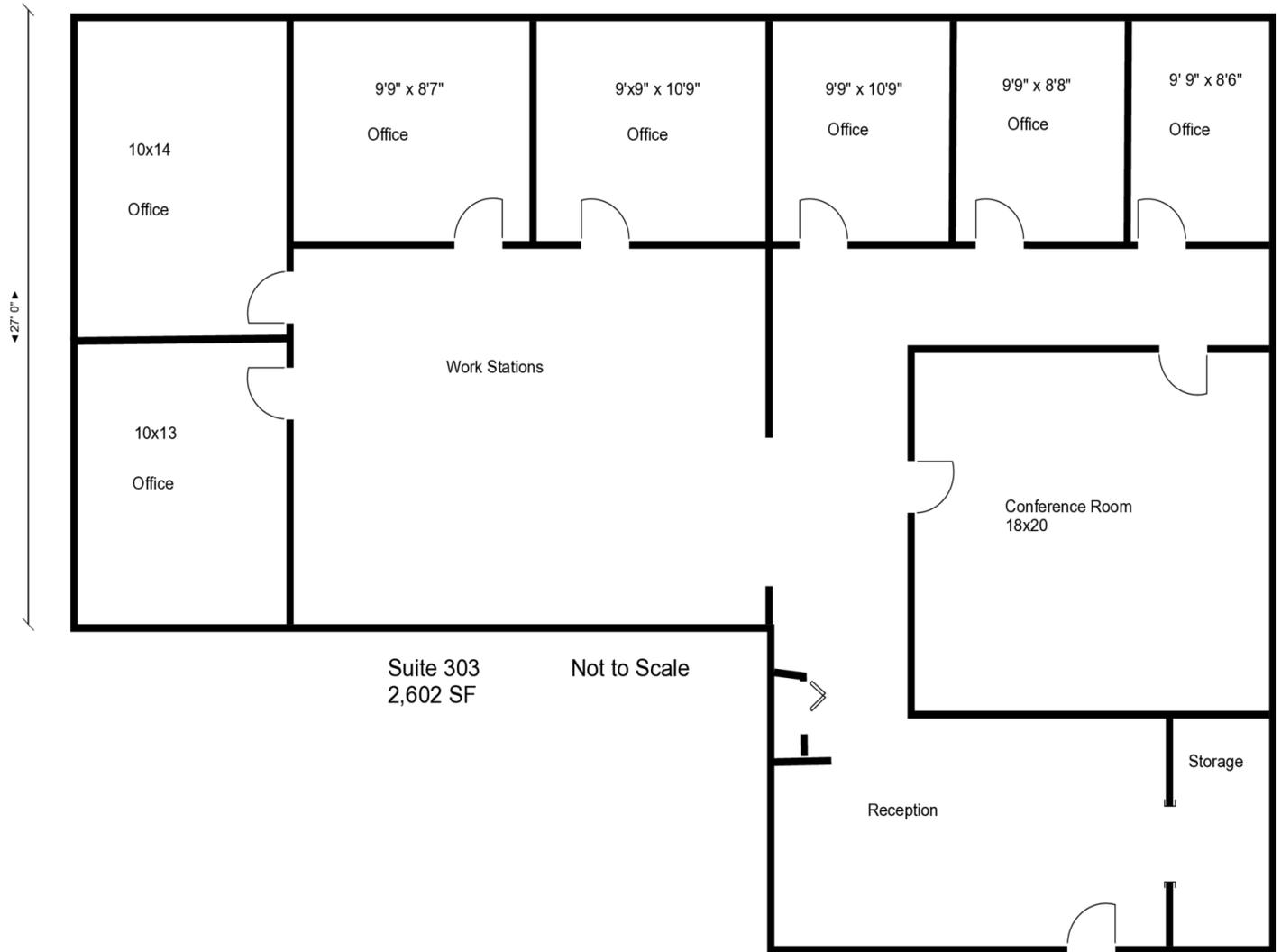
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
301-Single	-	168 SF	Full Service	Negotiable	Suite 301 is broken up into 17 individual offices that share a conference room, kitchenette, waiting room, and WIFI. The Offices come fully furnished.
303	Available	2,602 SF	Full Service	Negotiable	-
308	Available	1,683 SF	Full Service	Negotiable	-
301-F Double	Available	217 SF	Full Service	\$700 per month	-
406	Available	5,007 SF	Full Service	Negotiable	-



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PLANS



LEASE INFORMATION

Lease Type: Full Service

Lease Term: Negotiable

Total Space: 1,683-2,602 SF

Lease Rate: \$18.00 - \$38.71 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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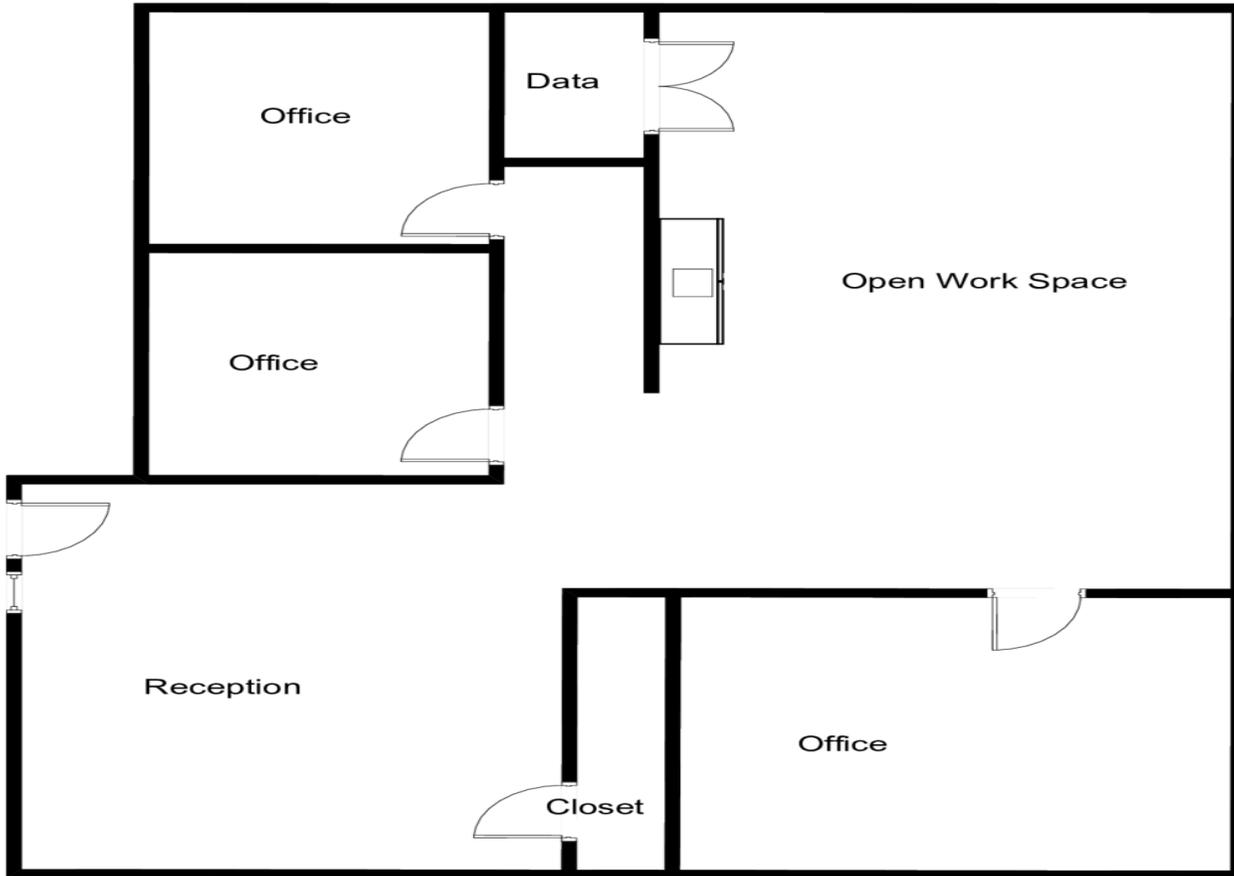


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PLANS

FLOOR PLAN

Suite 308
1,683 SF



NOTE: For Illustration Purpose Only

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,602 SF	Lease Rate:	\$18.00 - \$38.71 SF/yr

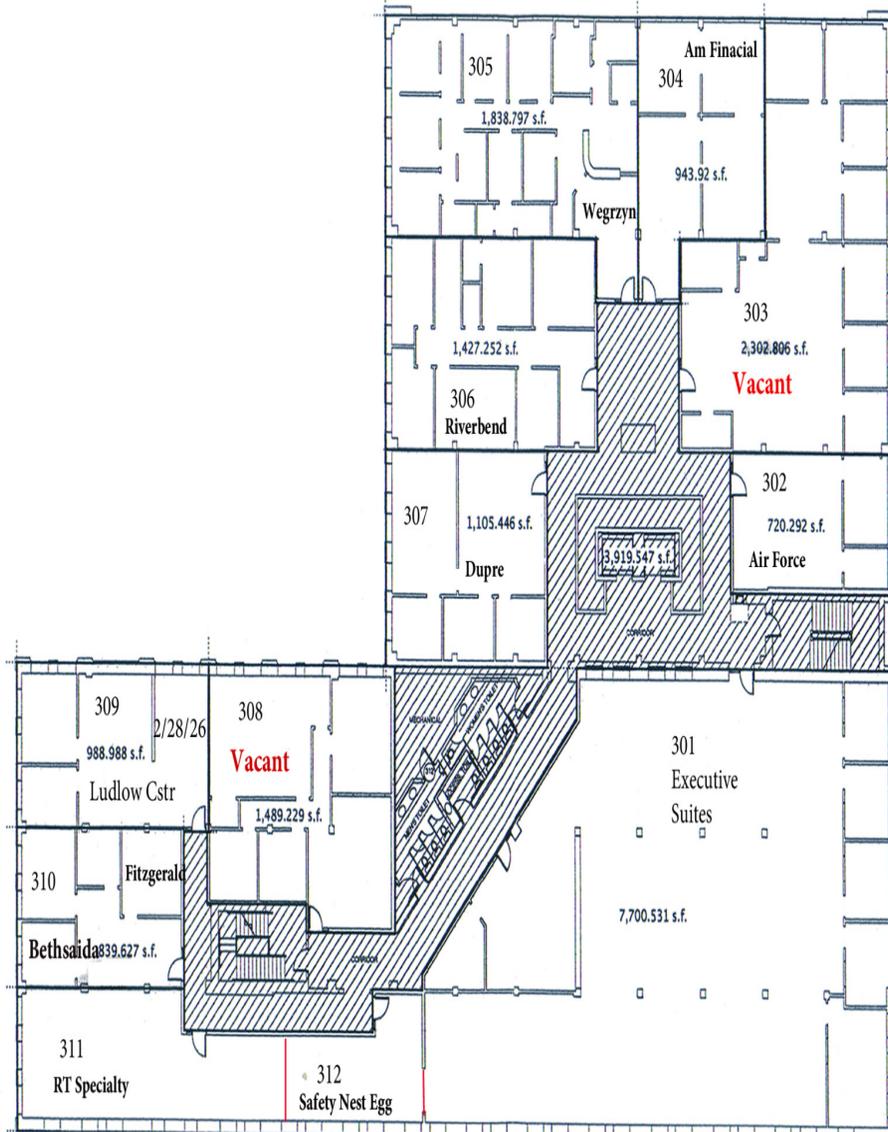
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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PLANS



94 North Elm Street - Westfield, MA
THIRD FLOOR

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,683 SF	Lease Rate:	\$18.00 - \$38.71 SF/yr

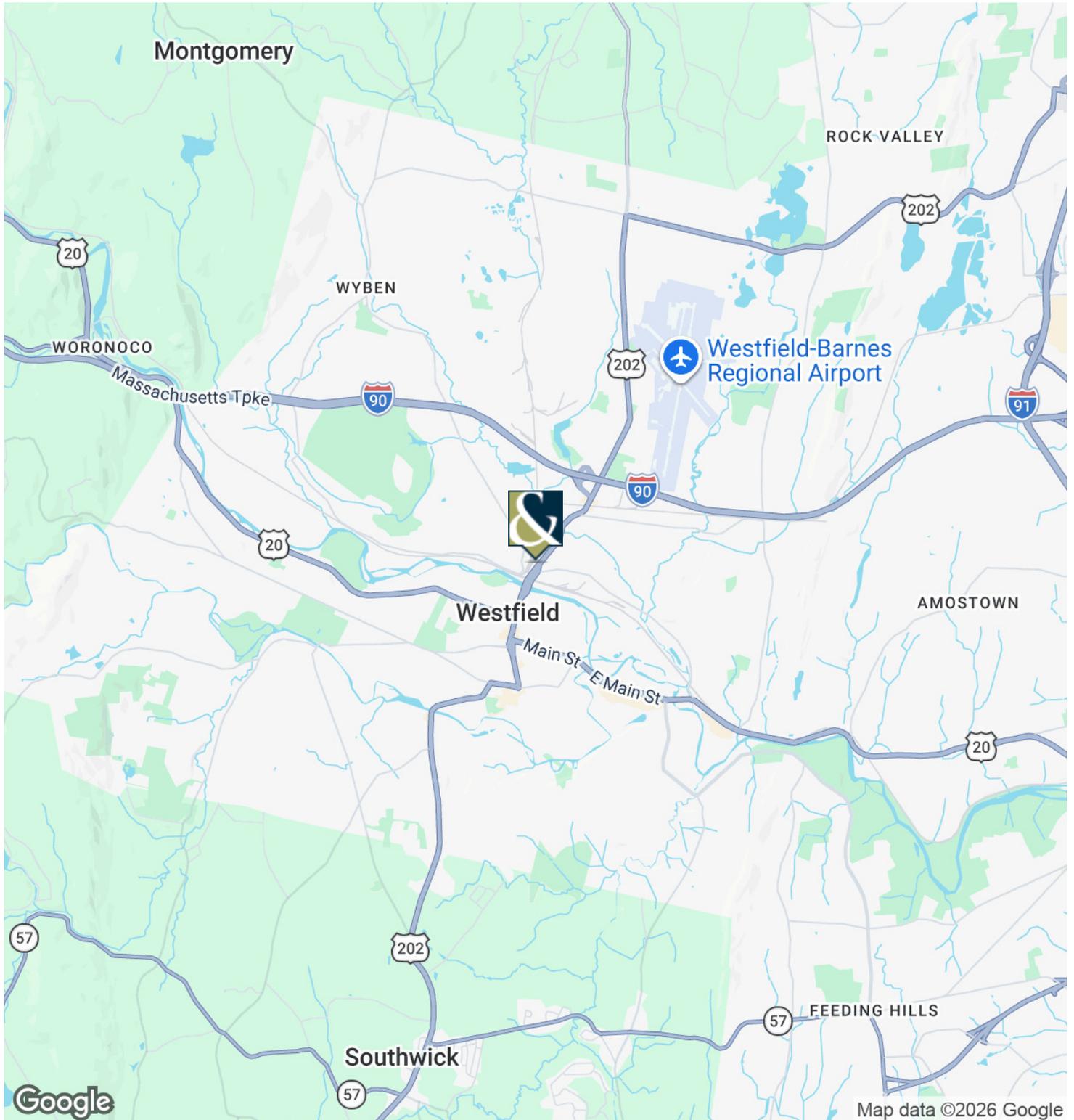
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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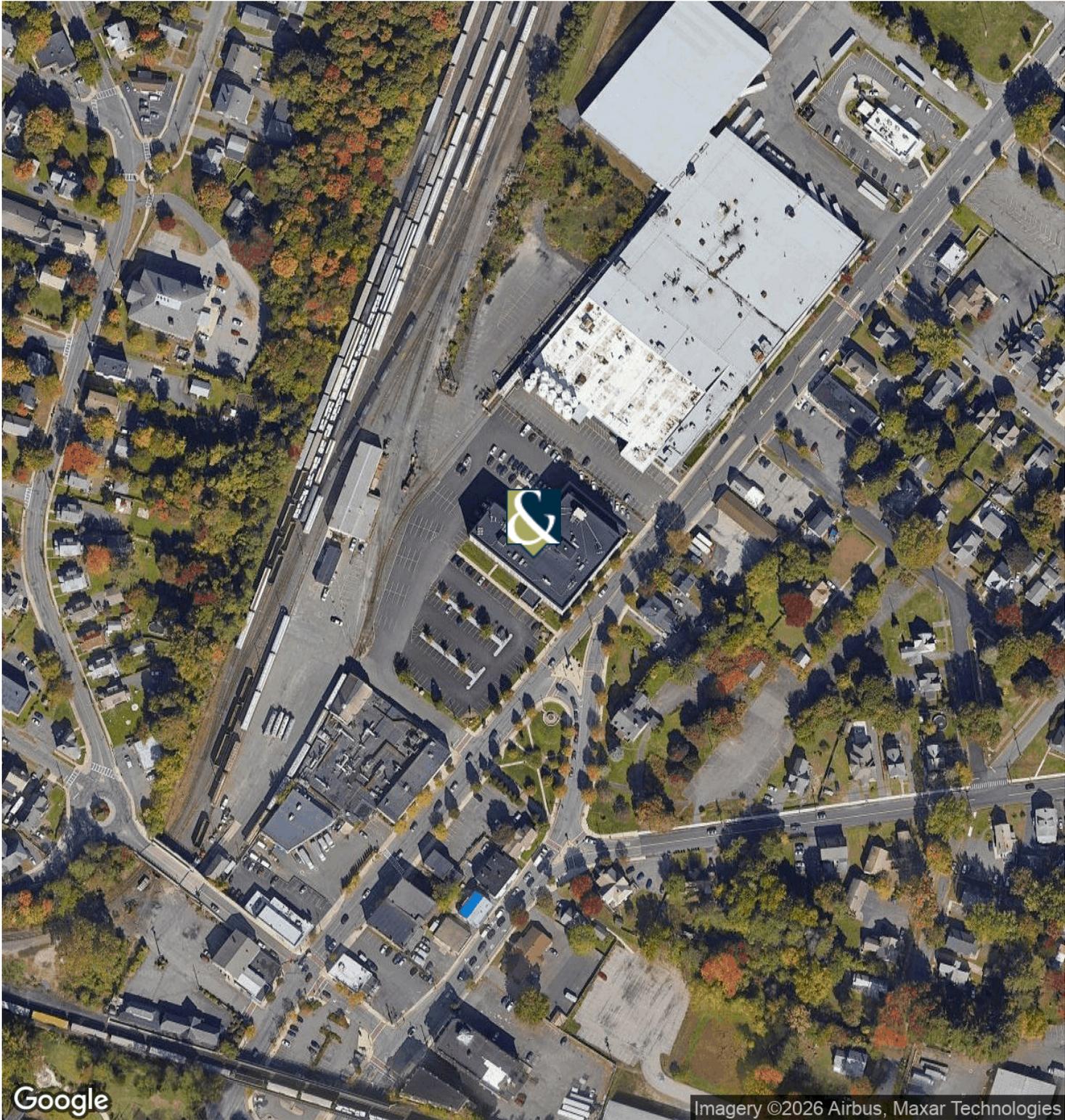
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REGIONAL MAP



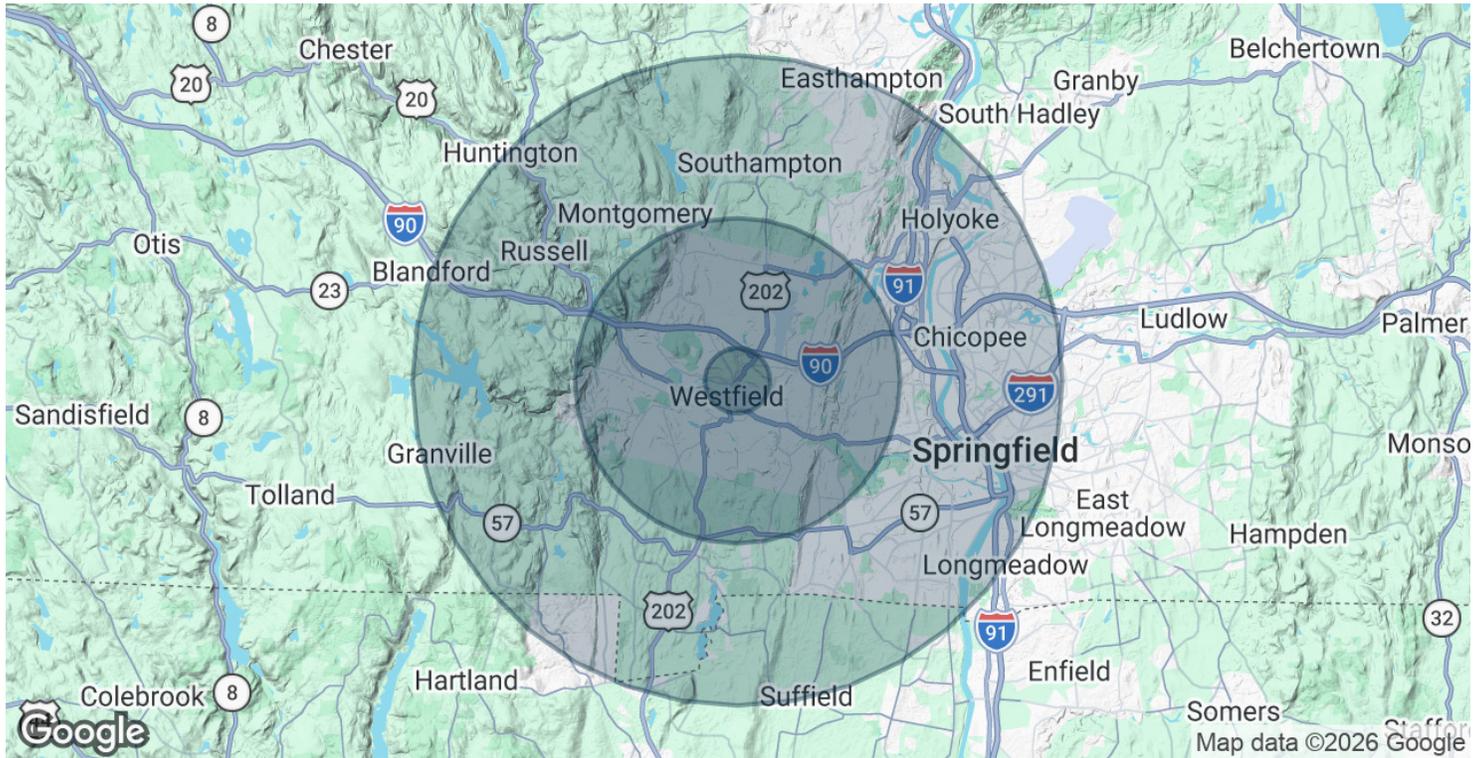
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AERIAL MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,846	61,496	221,341
Average age	35.5	39.1	39.2
Average age (Male)	34.8	37.5	37.4
Average age (Female)	36.9	40.7	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,937	23,101	87,483
# of persons per HH	2.3	2.7	2.5
Average HH income	\$42,421	\$69,935	\$63,980
Average house value	\$202,935	\$239,836	\$244,741

* Demographic data derived from 2020 ACS - US Census



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