



PROPERTIES
A TRADITION OF EXCELLENCE

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38 Main Street
West Stockbridge, MA 01266

Powerhouse Square Office & Retail Spaces for Lease **Central Downtown Great Barrington - Prime Location**



Three newly available office/retail spaces ready for immediate build out and occupancy



Suite 103 - 999 SF - \$1,998/mo



Suite 104 - 1,991 SF - \$3,982/mo



Suite 107b - 1,113 SF - \$2,226/mo

One of the most successful locations in Downtown Great Barrington! Located on Bridge Street just one block off the vibrant Main Street and positioned to take advantage the ample foot and vehicle traffic in arguably the most recognizable location in South County. Mixed-use building with multiple upstairs apartments and the iconic Berkshire Food Coop located downstairs. Ample free off-street, dedicated parking as well as free convenient on street parking. Handicap ramps provide access to spaces from both interior and exterior (street side) entryways. Professionally managed by third party. Floor plans available on request. Leases will be triple net. For information on lease terms, CAM, etc., contact Tim Gallagher at the phone or email below. Nothing equivalent is available in this area, and the base rent of \$24/SF/yr is very attractive for ground floor space.

Contact Tim Gallagher, Director of the Commercial Division
at 413-822-1008 or at timothy@stonehouseproperties.com

The information provided herein has been supplied to us by the owner of this property and from other sources that we believe to be reliable and accurate. However, we do not guarantee its accuracy. We encourage the prospective buyer or lessee to independently verify the information prior to purchase or lease.