

For Lease - 92 Race Street Holyoke

2nd Floor Open Studio Space

5,000 SF \$13.00 SF Gross



92 Race St

Holyoke, Massachusetts 01040

Property Description

Dynamic arts building offering versatile studio space in the heart of Holyoke's creative community

Space Highlights

- Approximately 5,000 square feet of open, adaptable space
- Second floor location with abundant natural light
- Flexible layout suitable for multiple uses
- Part of vibrant mixed-use arts building

Ideal Uses

- Yoga/Fitness Studio - Spacious layout great for movement or wellness practices
- Artist Studio - Join a creative community with built-in arts synergy
- Creative Office - Inspiring workspace for design firms, startups, or nonprofits
- Dance/Performance Studio - Complement the building's entertainment venue
- Gallery/Exhibition Space - Showcase art in an arts-focused environment
- Workshop/Maker Space - Educational or creative production uses

Building Features

- Home to arts high school providing built-in creative energy
- Entertainment venue on-site creating regular foot traffic
- Elevator access
- Street parking and nearby municipal lots
- Located in Holyoke's developing arts district

OFFERING SUMMARY

Available SF	5,000 SF
Lot Size	0.38 Acres
Building Size	29,981 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	2,105	\$48,121
0.5 Miles	5,239	\$47,322
1 Mile	17,340	\$53,384



For more information

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For Lease

Prime Second Floor Studio - ±5,000 SF

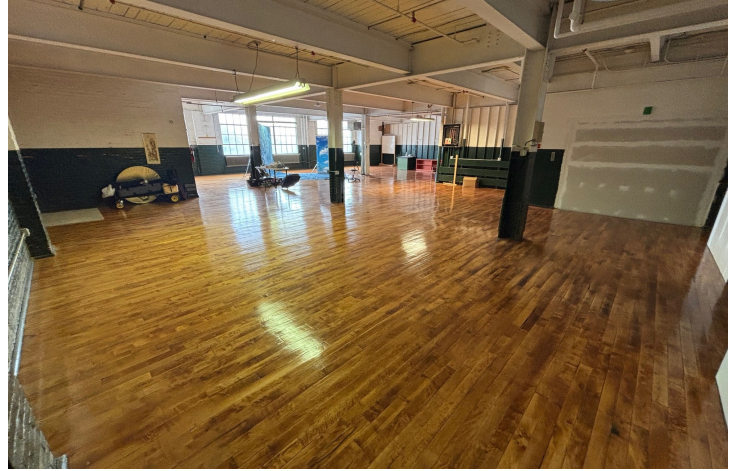
5,000 SF | \$13.00 SF/yr



For Lease

Prime Second Floor Studio - ±5,000 SF

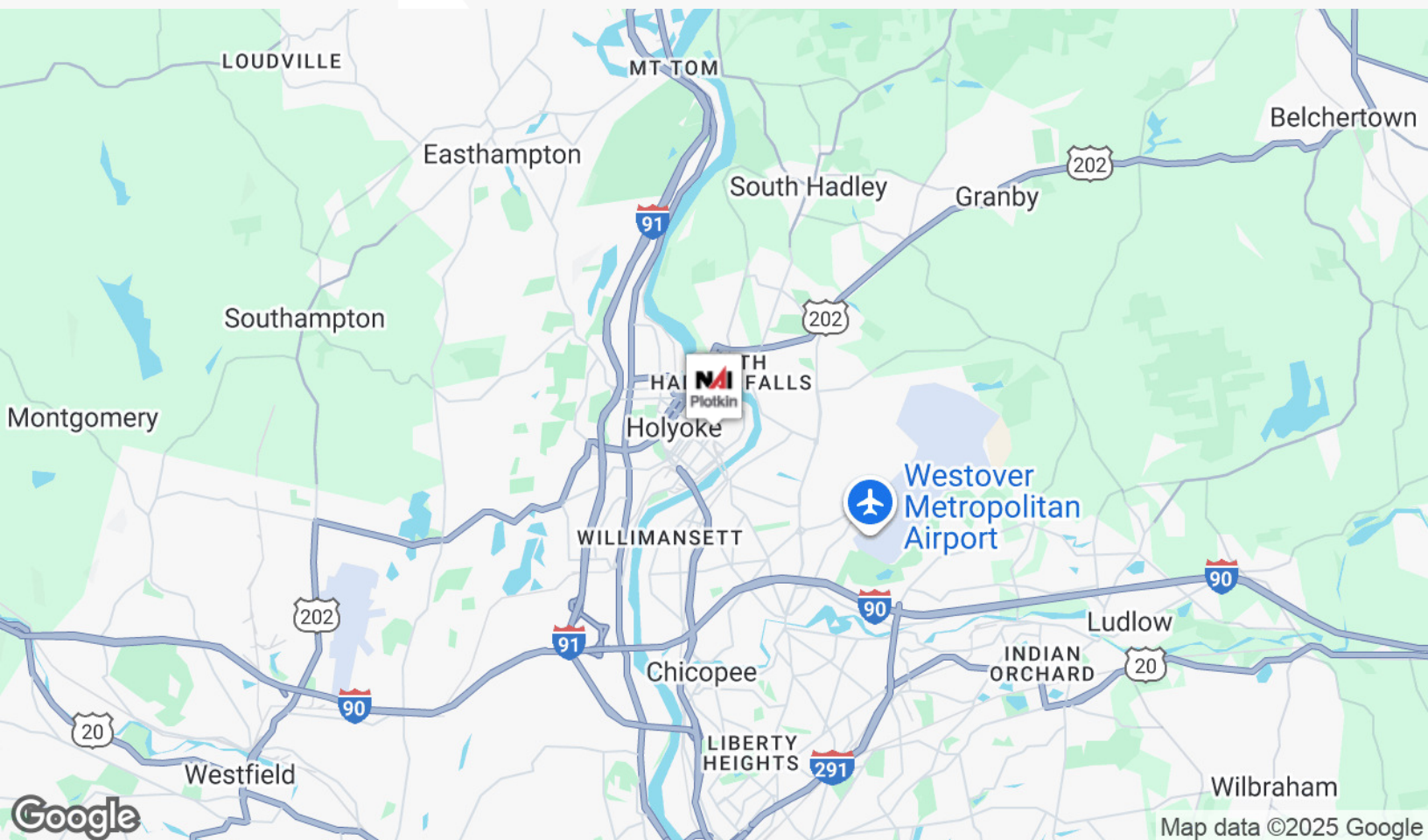
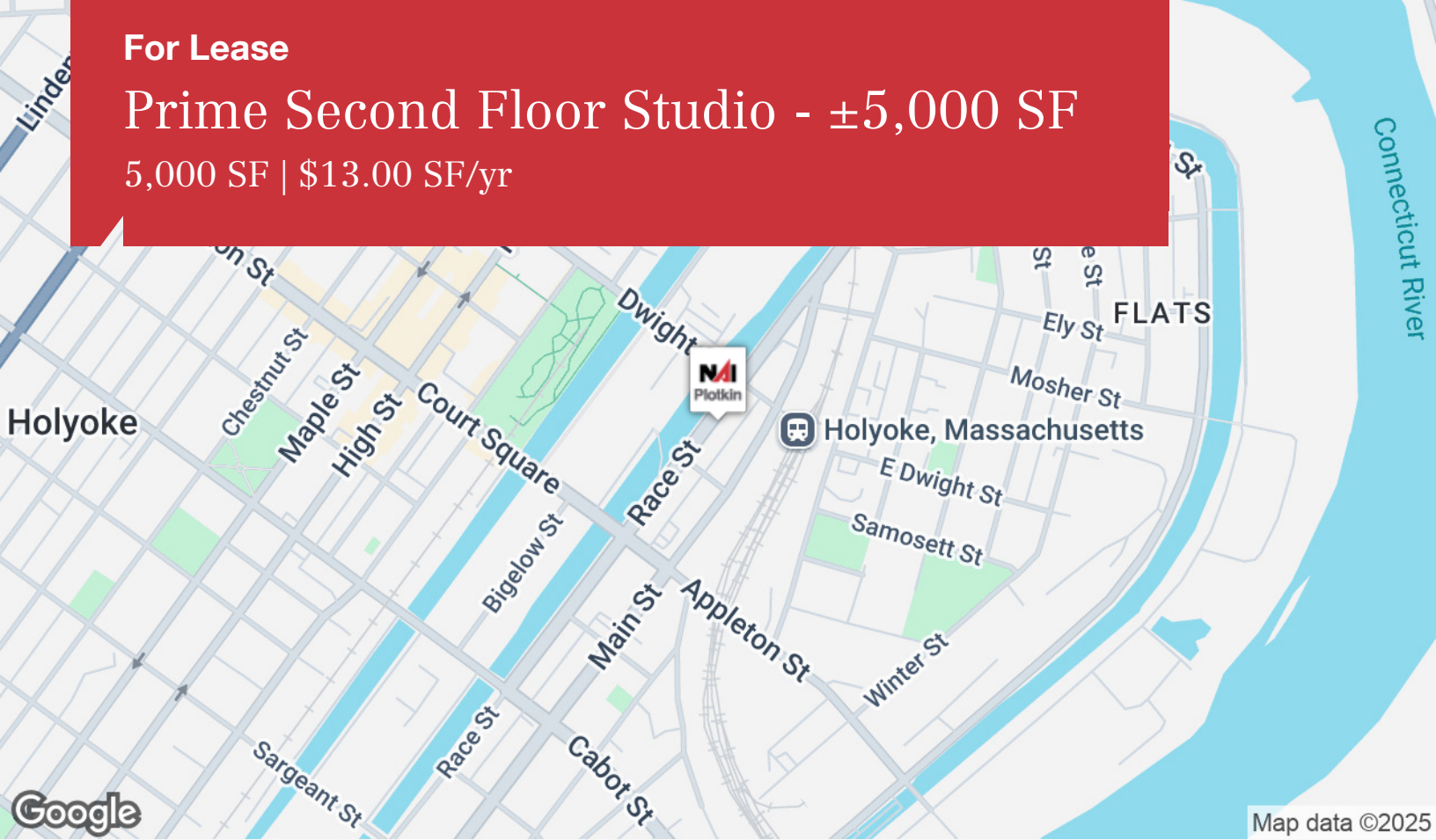
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For Lease

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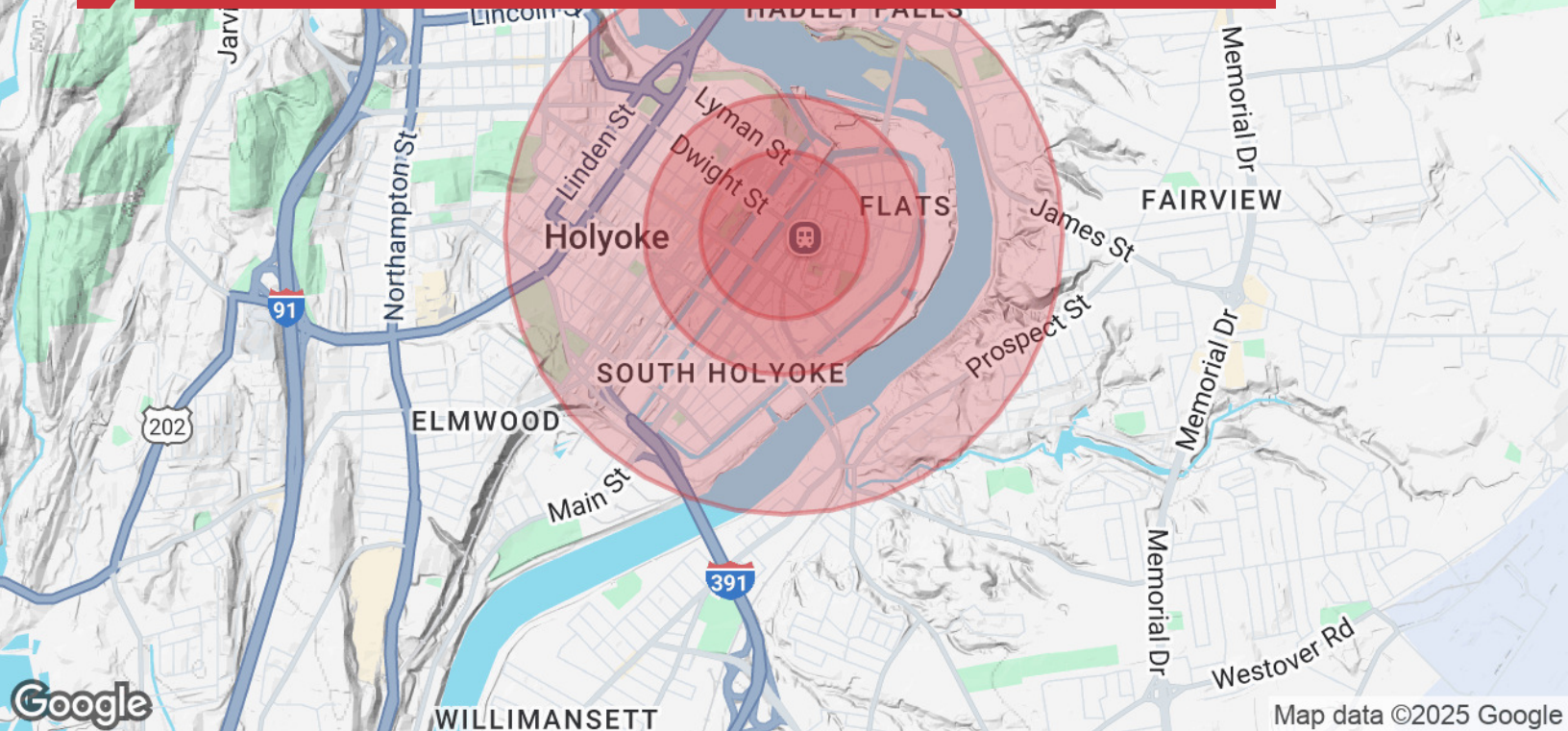
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For Lease

Prime Second Floor Studio - ±5,000 SF

5,000 SF | \$13.00 SF/yr



Population	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	2,105	5,239	17,340
MEDIAN AGE	36	36	37
MEDIAN AGE (MALE)	35	35	36
MEDIAN AGE (FEMALE)	37	37	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	882	2,166	7,084
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$48,121	\$47,322	\$53,384
AVERAGE HOUSE VALUE	\$343,630	\$300,631	\$301,059
Race	0.3 Miles	0.5 Miles	1 Mile
% WHITE	36.4%	36.6%	45.8%
% BLACK	5.9%	7.3%	6.9%
% ASIAN	0.5%	0.5%	1.0%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	1.3%	1.2%	1.1%
% OTHER	55.9%	54.4%	45.2%
Ethnicity	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	86.6%	83.6%	70.0%

* Demographic data derived from 2020 ACS - US Census