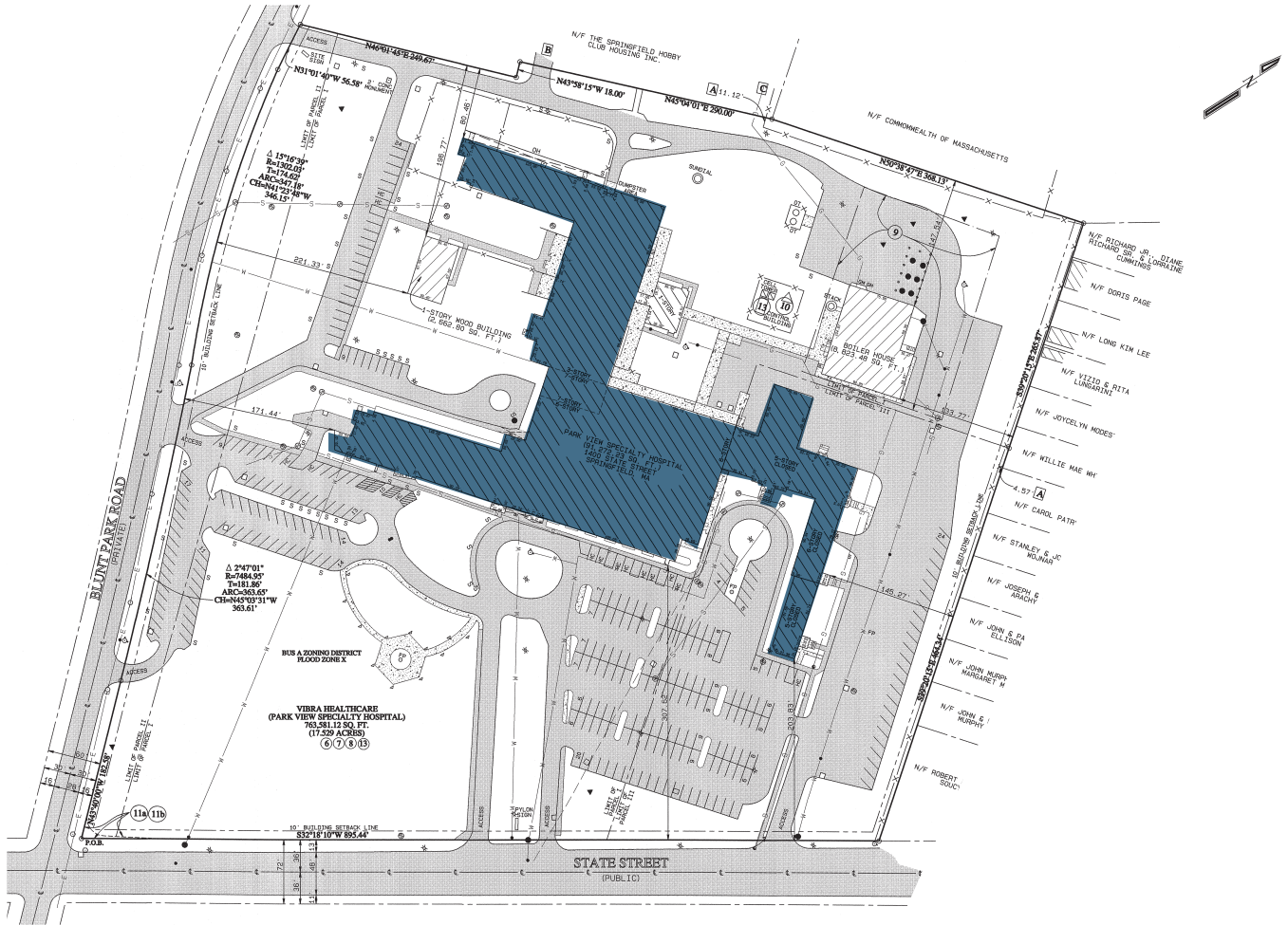


DEVELOPMENT SITE FOR SALE

1400-1414 State Street

Springfield, Massachusetts 01109



For Sale - Medical Development Site

Sale Price: Negotiable

Cushman & Wakefield is marketing for sale a 17.529 acre site in Springfield, Massachusetts. Current conditions include a 92,000 SF hospital and outbuildings. The anticipated redevelopment includes a healthcare occupier that will purchase approximately 5-6 acres of the site for development of clinical space. Working with the City of Springfield, the balance of the site is available for development subject to rezoning and allowed uses.

Property Features

Building Size	±402,435/SF Gross	Parking	303 Parking spaces	Gas	Columbia Gas
Land Size	17.529 Acre	Beds	120	Water/Sewer	Springfield Sewer/Water
Building Site Ratio	13%	Power	Western Massachusetts Electric	Comments	All utilities to site

1400-1414 State Street

Springfield, Massachusetts 01109



Property Overview

1400 State Street

Land SF	564,886
Assessor Parcel	111100275
Assessed Valuation	\$5,803,900

1414 State Street

Land SF	149,629
Assessor Parcel	111100278
Assessed Valuation	\$599,800

Total Land Area

17.529 Acres
Zoning: Residence C

Data and Analytics | Market Scenario Planner - Outpatient

Service Line	2020 Volume	2025 Volume	2030 Volume	5 Yr Growth	10 Yr Growth
Cardiology	317,926	335,647	342,664	5.6%	7.8%
Cosmetic Procedures	24,717	27,153	30,083	9.9%	21.7%
Dermatology	139,575	157,875	168,625	13.1%	20.8%
Endocrinology	6,306	7,190	7,408	14.0%	17.5%
ENT	95,094	105,390	106,521	10.8%	12.0%
Evaluation and Management	3,221,345	3,380,523	3,492,758	4.9%	8.4%
Gastroenterology	79,764	82,132	83,074	3.0%	4.1%
General Surgery	19,511	20,013	20,520	2.6%	5.2%
Gynecology	29,588	31,412	31,493	6.2%	6.4%
Lab	1,400,709	1,516,357	1,591,444	8.3%	13.6%
Miscellaneous Services	651,278	733,498	722,836	12.6%	11.0%
Nephrology	17,177	18,355	19,822	6.9%	15.4%
Neurology	50,111	58,825	63,911	17.4%	27.5%
Neurosurgery	2,770	3,350	3,607	20.9%	30.2%
Ophthalmology	285,539	327,692	351,123	14.8%	23.0%
Orthopedics	91,435	112,974	122,485	23.6%	34.0%
Pain Management	35,308	44,332	48,990	25.6%	38.8%
Physical Therapy/Rehabilitation	759,043	953,878	1,038,244	25.7%	36.8%
Podiatry	54,554	64,925	73,963	19.0%	35.6%
Psychiatry	391,747	416,435	452,733	6.3%	15.6%
Pulmonology	43,661	49,247	51,299	12.8%	17.5%
Radiology	961,999	991,169	1,012,510	3.0%	5.3%
Spine	6,085	7,626	8,091	25.3%	33.0%
Thoracic Surgery	1,695	2,125	2,268	25.4%	33.8%
Urology	32,699	34,125	35,424	4.4%	8.3%
Vascular	52,973	60,722	65,785	14.6%	24.2%

Source: The Advisory Board Company

For more information, please contact:

Tim Callahan

Managing Director
+1 303 312 4216
t.callahan@cushwake.com

Cushman & Wakefield / 1401 Lawrence Street, Suite 1100
Denver, Colorado 80202 cushmanwakefield.com

Bill Fitzgerald

+1 413 747 4100
+1 413 537 2380
bill@fitzgeraldco.com

Fitzgerald & Company / 88 Elm Street West
Springfield, MA 01089 fitzgeraldco.com