



Historic Freestanding Springfield Office Building

33 ELLIOT STREET

Springfield, MA 01105

Presented By:

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280 Bridge Street Springfield, MA 01103

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	5,809 SF
Lot Size:	0.414 Acres
Price / SF:	\$119.64
Year Built:	1811
Zoning:	Office A

PROPERTY OVERVIEW

Offered for sale is a distinguished Federalist-style office building strategically positioned between the Springfield Federal Courthouse and the Commonwealth of Massachusetts Springfield Data Center—just a short walk to the Central Business District.

Originally constructed in 1811 and thoughtfully restored over time, the property blends historic charm with functional, modern office use. Situated on nearly half an acre, the two-story building includes 21 dedicated on-site parking spaces, a rare amenity for downtown Springfield.

The first floor features grand private offices, an inviting reception area, two restrooms, and a large conference room ideal for executive meetings. The second floor provides additional private offices, a break room, and multiple conference or collaboration areas. A spacious basement offers abundant storage capacity to support a wide range of professional uses.

With its architectural significance, prominent location, and flexible layout, this property presents an exceptional opportunity for law firms, professional services, nonprofits, or owner-occupants seeking a signature address in Springfield's core institutional corridor

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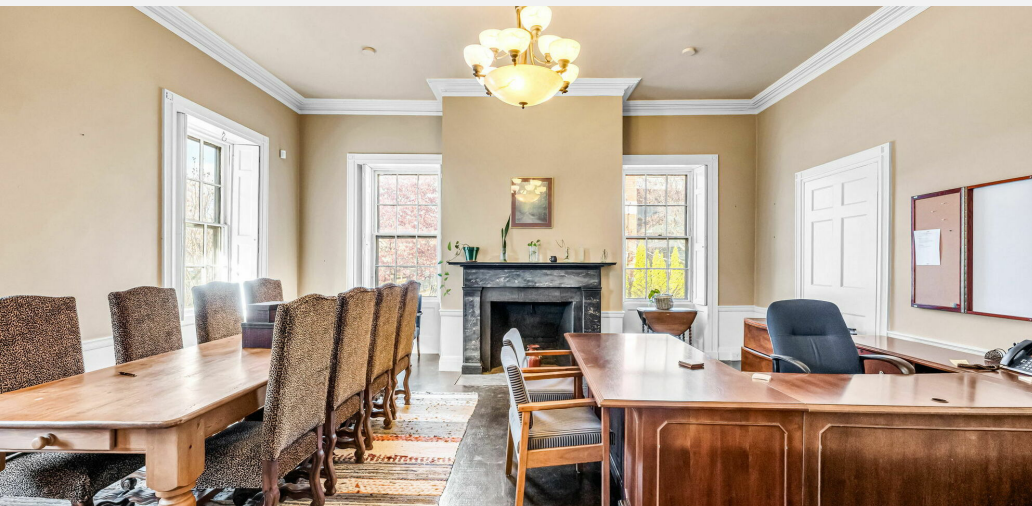
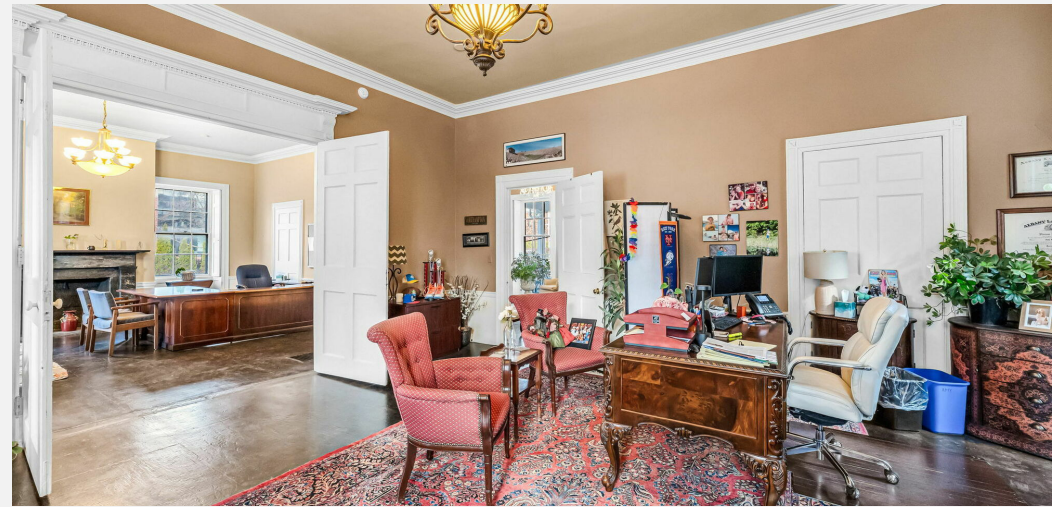
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Interior Photos



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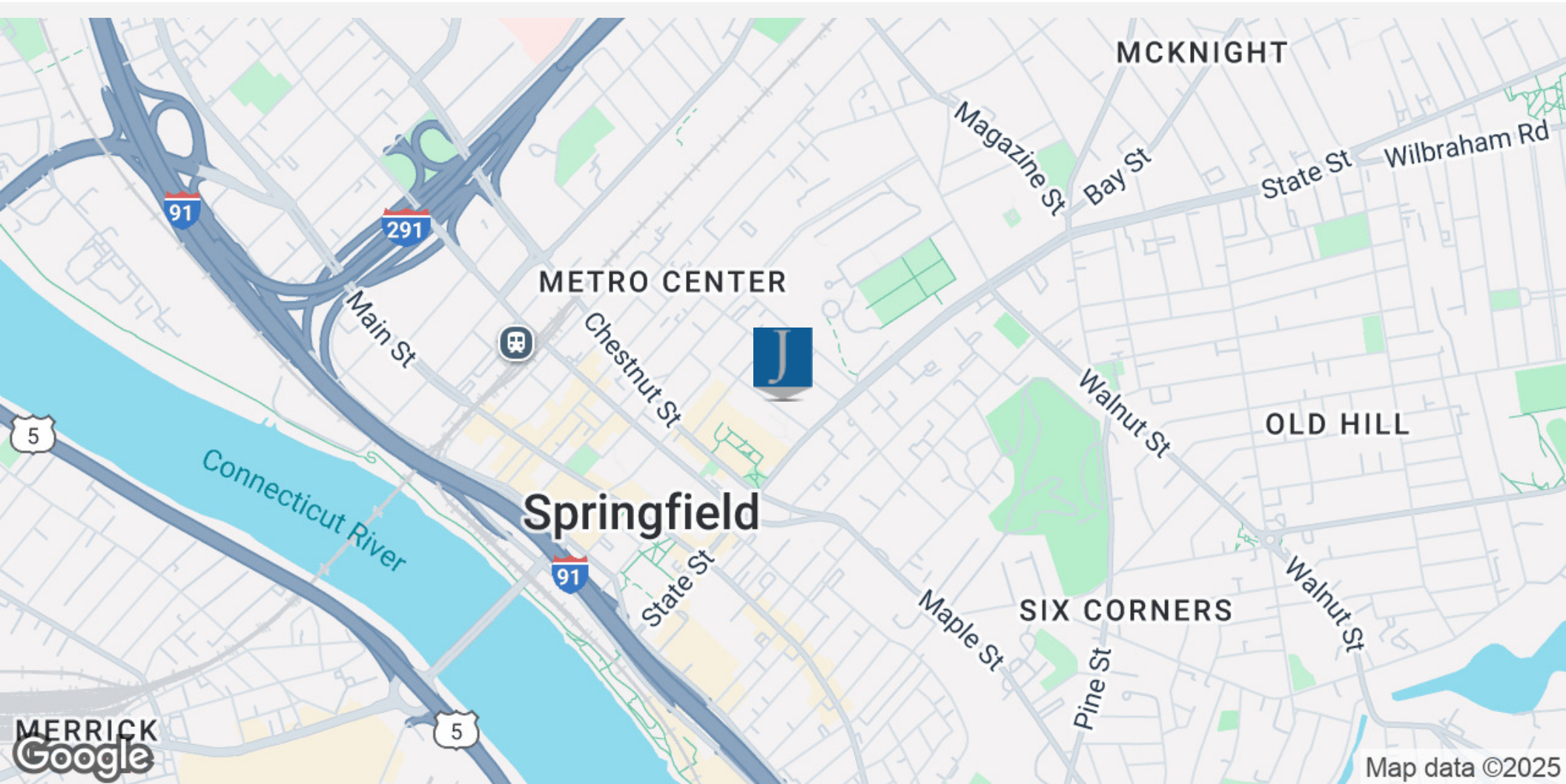
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Location Map



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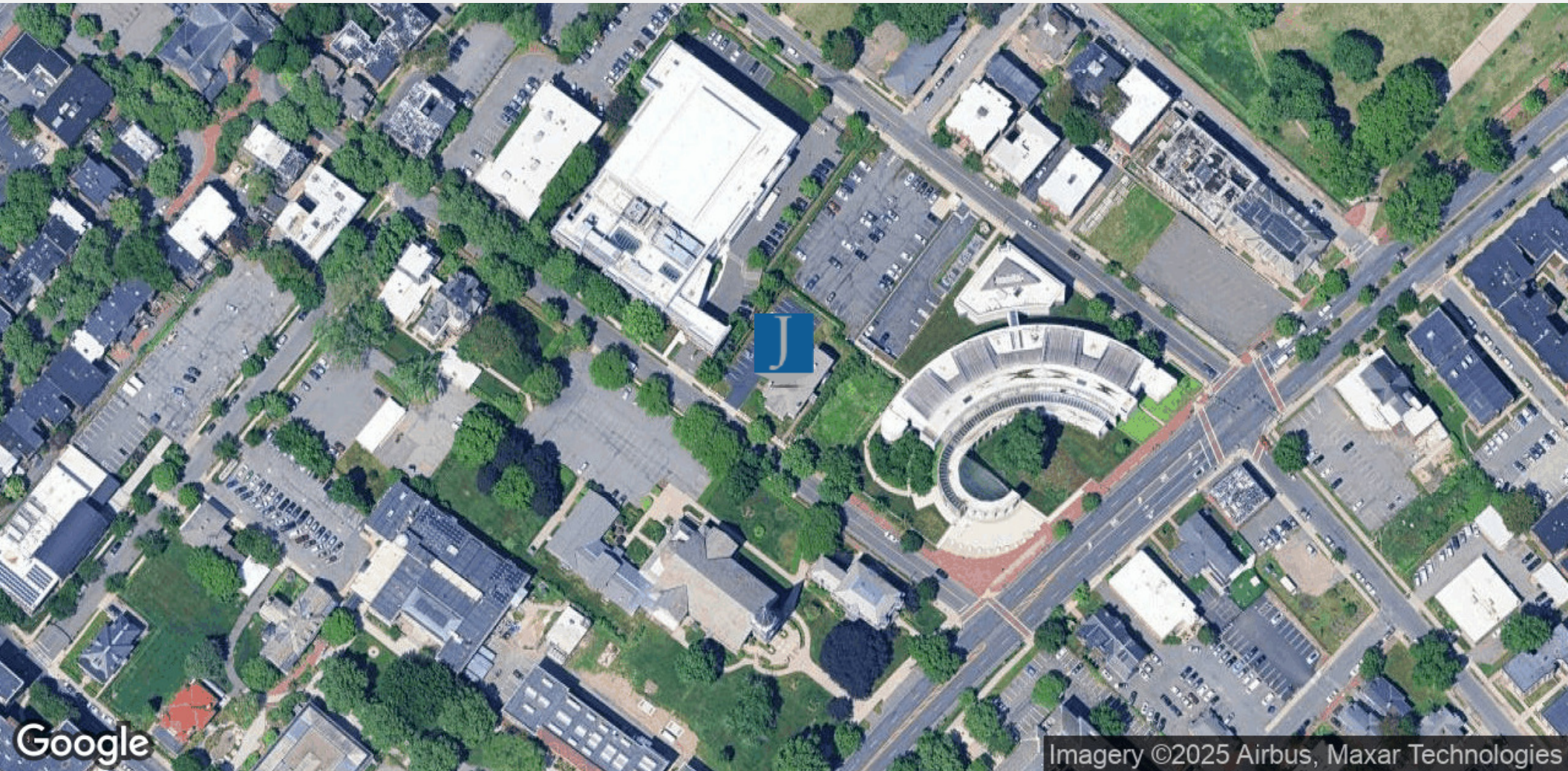
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Aerial Map



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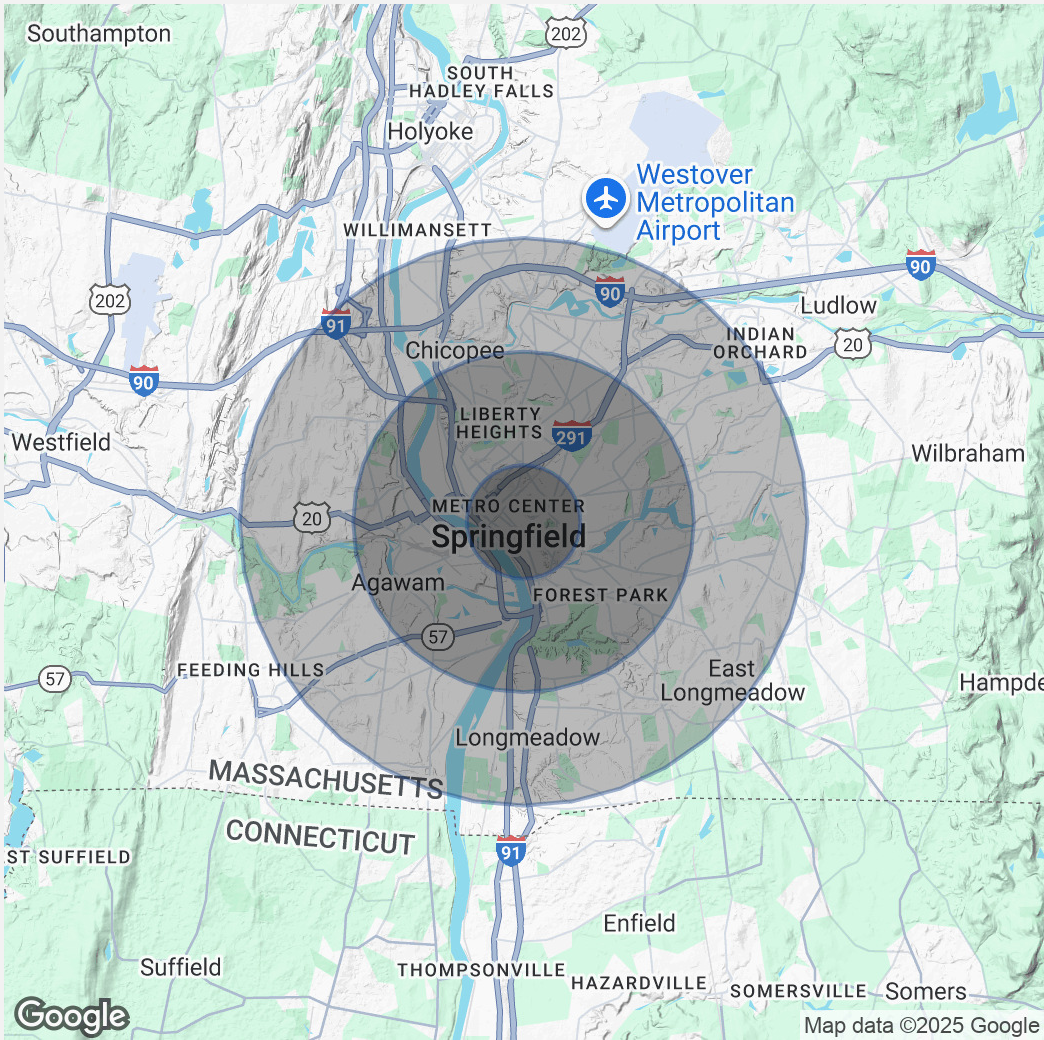
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,937	139,950	243,438
Average Age	37	38	40
Average Age (Male)	36	37	39
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,977	54,065	95,936
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$40,747	\$67,526	\$83,500
Average House Value	\$274,026	\$273,396	\$300,121

Demographics data derived from AlphaMap



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