



## PROPERTY DESCRIPTION

Development Associates is pleased to offer For Lease +/- 5,485 Square Foot of professional office space located at 101 Munson Street, in Greenfield, MA. This prime commercial property offers modern and spacious suites, perfect for office and medical uses.

With its convenient location and ample parking, situated on a 25-acre suburban corporate campus, Greenfield Corporate Center provides a welcoming environment for clients and employees. This well-designed unit features versatile workspaces, a reception area, private offices, break room, and computer/telecom room.

This is an exceptional opportunity to lease a highly quality space in move-in condition.

## PROPERTY HIGHLIGHTS

- Security Desk; Card Access System
- On-Site Management & Maintenance
- Gazebos; 1-Mile Nature Walking Trail
- Easy Access to Route 2, Interstate 91, 5 College Area
- Generator, Food Vending Area, Work Out Area
- Quality Co-Tenants
- High Speed Telecom



**DEVELOPMENT ASSOCIATES**



Developers and Brokers of Commercial Properties

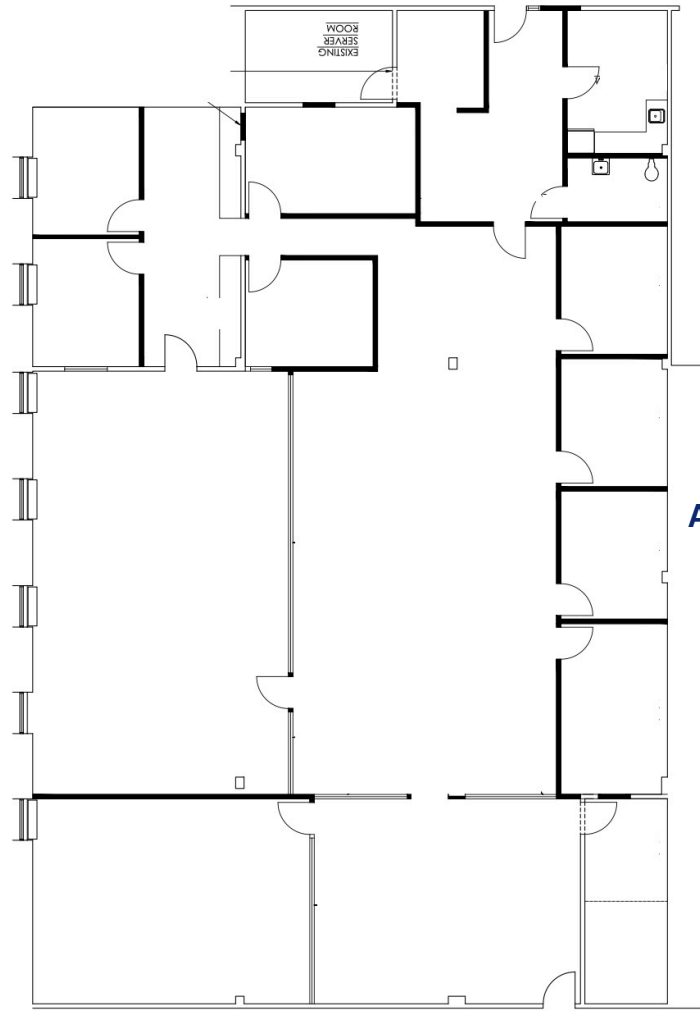
200 Silver Street, Suite 201 | Agawam, MA 01001

DISCLOSURE: PROPERTY OWNER AND BROKER HAVE PRINCIPALS IN COMMON.

**KEN VINCUNAS**  
(413) 789-3720

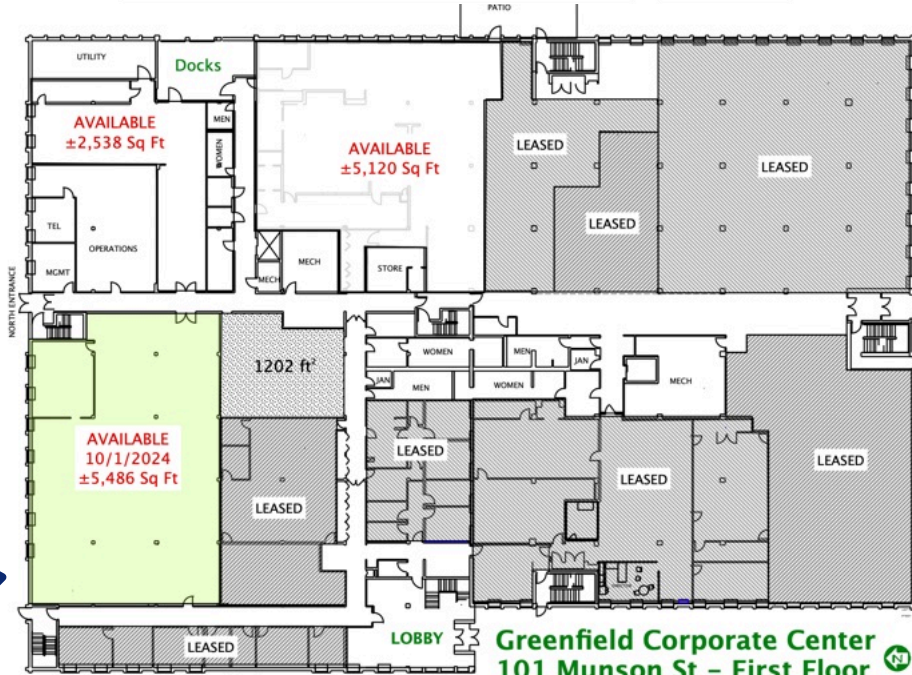
[kvincunas@devassociates.com](mailto:kvincunas@devassociates.com)

[www.Devassociates.com](http://www.Devassociates.com)



**SUITE 103**  
**Available Space**  
**± 5,486 SF**

**OPTIONAL**  
**Additional Available Space**  
**± 1,202 SF**



**First Floor**  
**SUITE 103**  
**Available Space**  
**± 5,486 SF**

*Green indicates*  
*Suite 103*



**Greenfield Corporate Center**  
**101 Munson St - First Floor**



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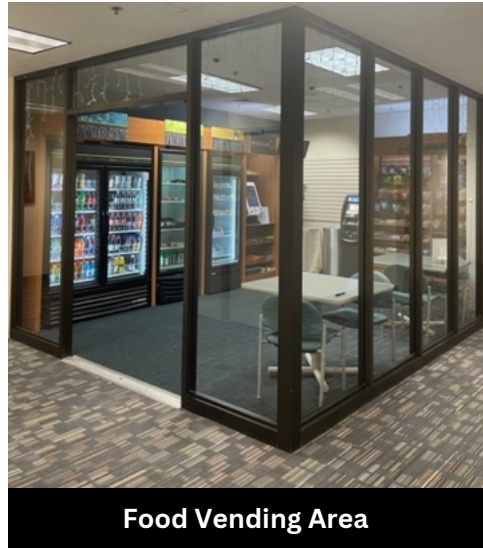
Welcoming Lobby Area



Spacious Entry Way



Attractive Modern Exterior



Food Vending Area



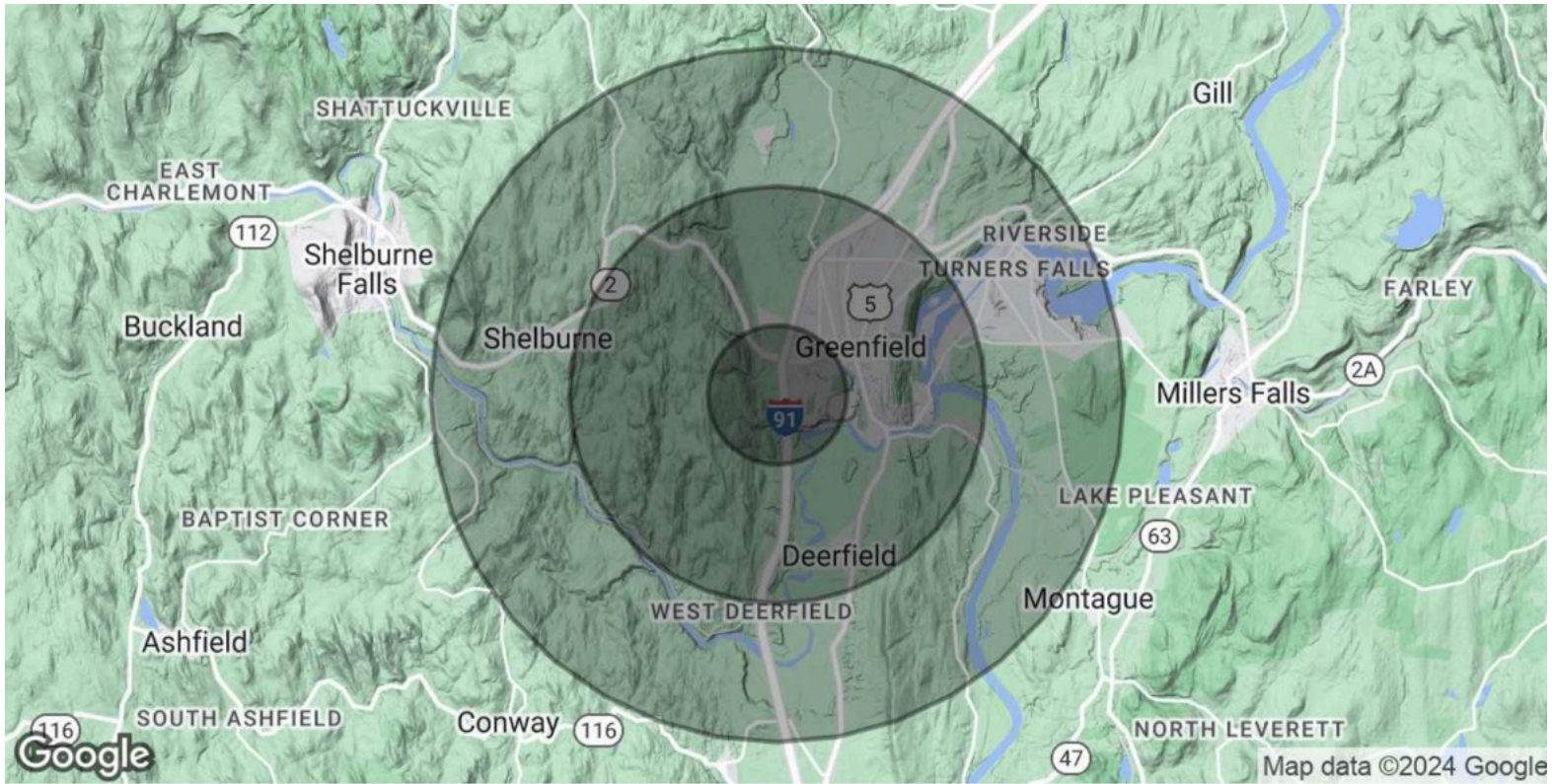
Common Lounge Area



Gazebos with 1-Mile Nature Walking Trail



Outside Eating Area



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,069	15,614	25,263
Average Age	48.3	45.3	45.7
Average Age (Male)	42.7	43.1	44.0
Average Age (Female)	50.4	45.9	46.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,020	7,743	12,515
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$52,261	\$59,820	\$63,545
Average House Value	\$171,840	\$203,186	\$216,111

\* Demographic data derived from 2020 ACS - US Census



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