



Exclusively listed by:

William Low, Jr.
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OFFICE PROPERTY FOR LEASE

CONVERSE PROFESSIONAL BUILDING

L&P Commercial

200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

CONVERSE PROFESSIONAL BUILDING

1200 Converse Street Longmeadow, MA 01106



Lease Rate

NEGOTIABLE

OFFERING SUMMARY

Building Size: 11,939 SF

Available 260-326 SF

Lot Size: 0.57 Acres

Year Built: 1987

Zoning: PRO

Market: Western Massachusetts

Submarket: Greater Springfield

PROPERTY OVERVIEW

L&P Commercial is proud to offer the Converse Professional Building for lease in Longmeadow, Massachusetts. This property sits at the signalized intersection of Converse Street and Dwight Road. The property has easy access with two separate curb cuts. The building consists of 3 separate floors with close to 4,000 square feet on each floor. This multi-tenanted building offers space sizes for all tenant needs. On the upper level, the Converse Professional Building has 2 large individual offices available starting at \$750/month plus a smaller one for \$550/month.

Take the next step toward success by securing your executive office at the Converse Street Executive Center. Schedule a tour, contact information below

PROPERTY HIGHLIGHTS

- WIFI Included
- Shared Kitchenette
- Ample Parking
- On Bus Route
- Mail Delivery
- Inexpensive Single Office Rentals



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FIRST FLOOR LOBBY

1200 Converse Street Longmeadow, MA 01106



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------|-----------|-----------|------------|------------|
| Suite 207 | Available | 260 SF | Gross | Negotiable |
| Suite 202 | Available | 326 SF | Gross | Negotiable |
| Suite 208 | Available | 140 SF | Gross | Negotiable |



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ROOM 202

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SECOND FLOOR WAITING AREA

1200 Converse Street Longmeadow, MA 01106



SECOND FLOOR PLAN

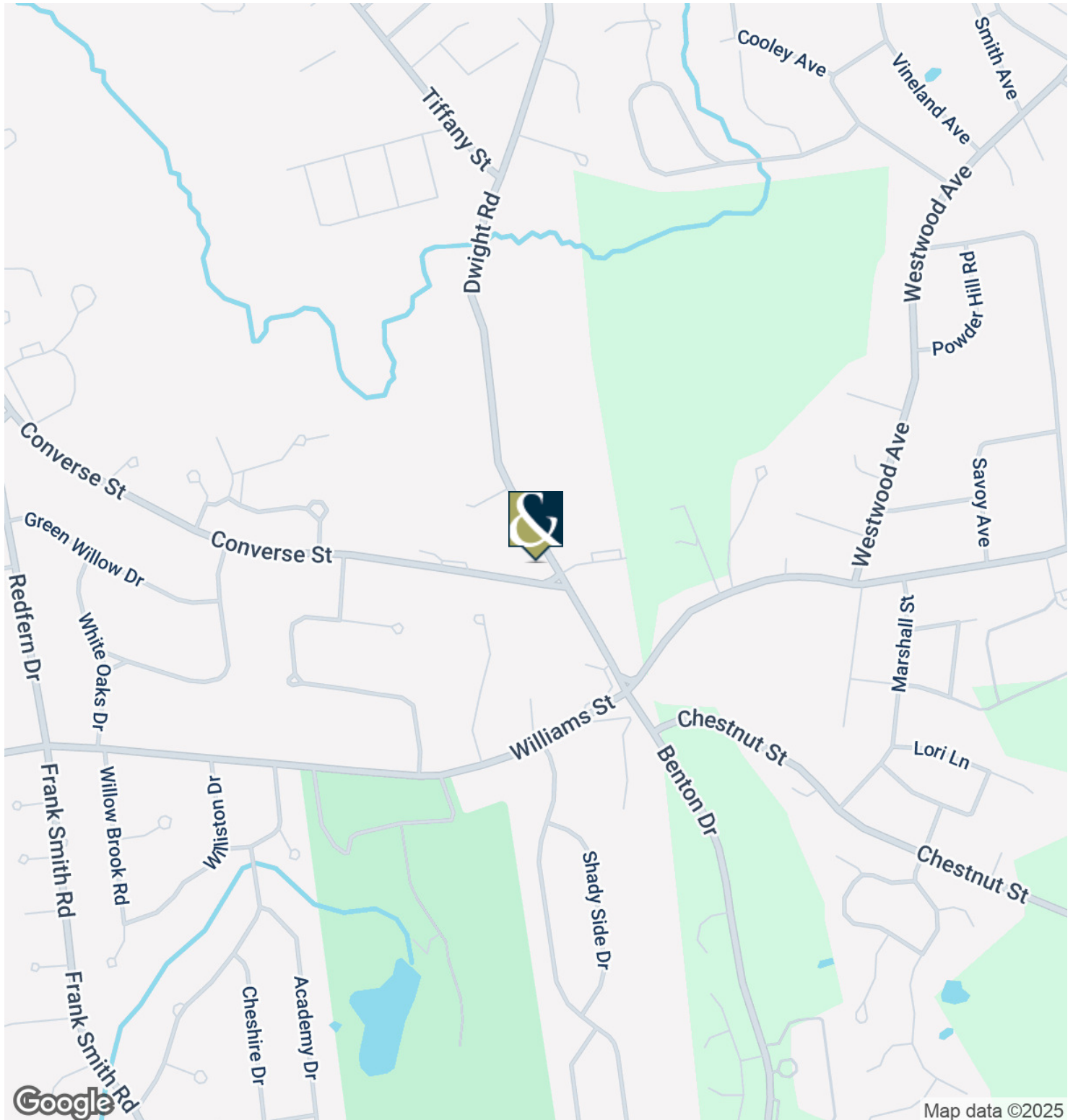
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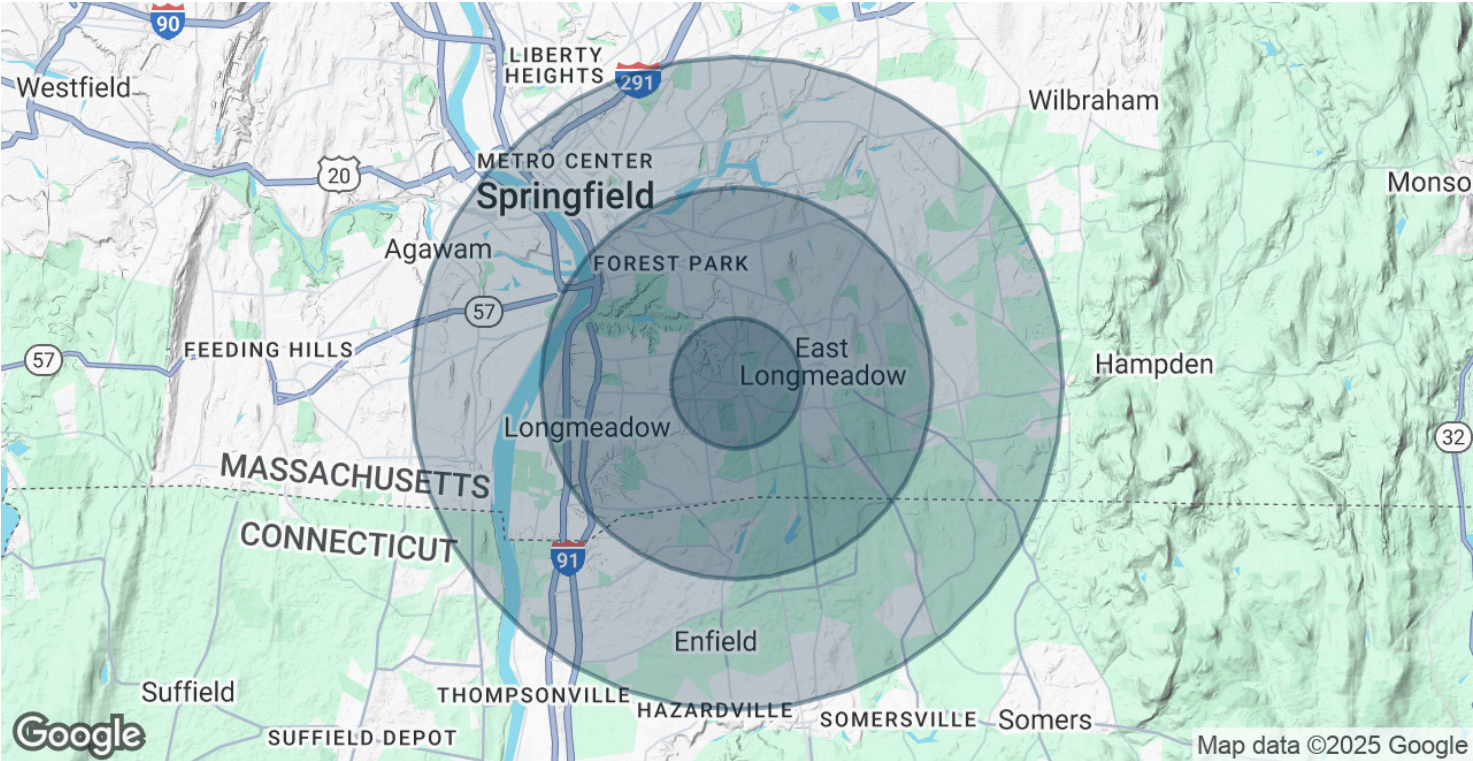
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,347 | 72,629 | 203,263 |
| Average age | 45.9 | 39.5 | 35.1 |
| Average age (Male) | 42.9 | 38.2 | 34.0 |
| Average age (Female) | 48.4 | 40.9 | 36.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,556 | 27,152 | 71,767 |
| # of persons per HH | 2.5 | 2.7 | 2.8 |
| Average HH income | \$113,151 | \$79,411 | \$66,270 |
| Average house value | \$312,385 | \$278,290 | \$259,622 |

* Demographic data derived from 2020 ACS - US Census



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