



## Northampton Office Space

**296 NONOTUCK STREET**

Bay State Village, MA 01062

Presented By:

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**JENNINGS**  
REAL ESTATE SERVICES, INC.

73 Chestnut Street Springfield, MA 01103

**JENNINGS-RE.COM**

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## Executive Summary



### OFFERING SUMMARY

Available SF:	3,500 - 7,558 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Lot Size:	3.0 Acres
Year Built:	1850
Building Size:	150,000
Renovated:	2009
Zoning:	General Industry

### PROPERTY OVERVIEW

Two available office opportunities in the well known Nonotuck Mill. The first is a very well laid out and hard to find 7,558 square foot office suite. The unit was completely renovated in 2009 and features a large conference/training room, 10 private offices, a large cubicle space, break room, private bathrooms, a reception/waiting area and a small visitor conference room. The second unit is approximately 3,500 square feet with a private entrance and private restrooms. This opportunity is currently in shell condition awaiting a Tenant specific layout.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2nd Floor	\$17.00 SF/yr	7,558 SF
1st Floor Office	\$17.00 SF/yr	3,500 SF

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Additional Photos



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Aerial Map



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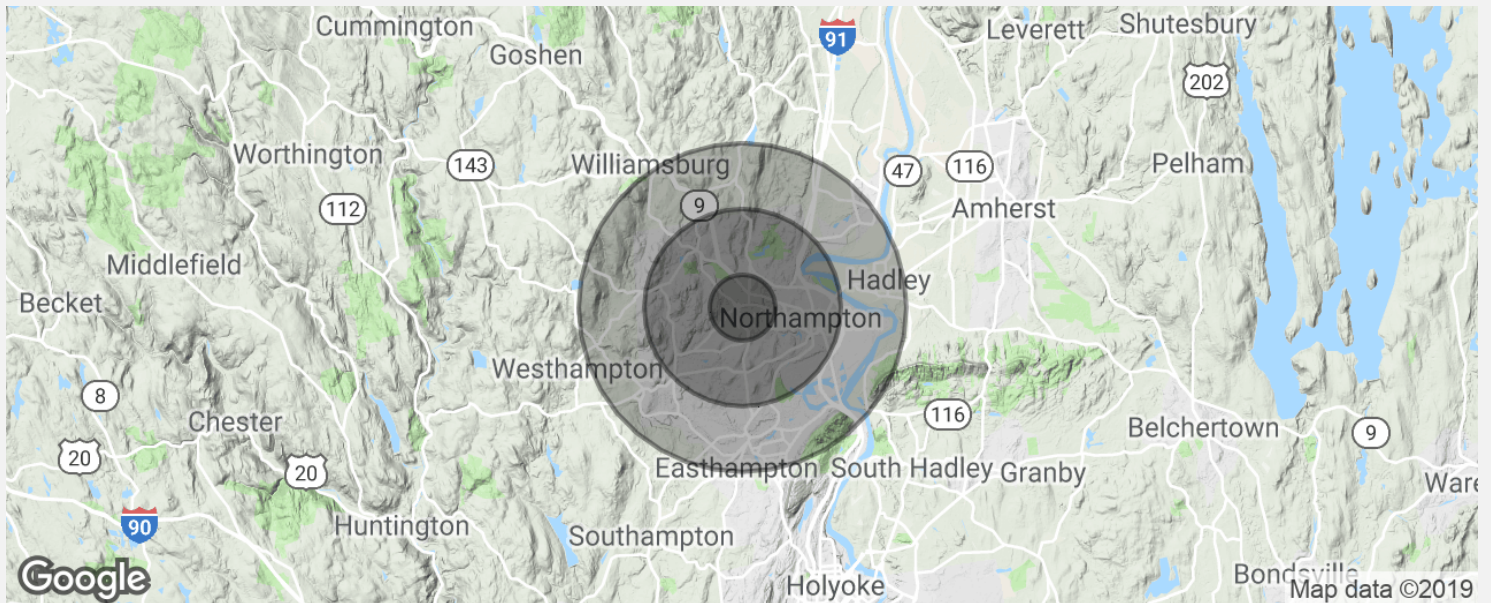




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## Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,365	26,609	55,796
Median age	42.3	37.0	39.1
Median age (Male)	41.5	36.8	38.4
Median age (Female)	43.0	36.5	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,425	10,389	23,856
# of persons per HH	2.4	2.6	2.3
Average HH income	\$73,259	\$73,193	\$70,724
Average house value	\$301,306	\$298,268	\$291,522

\* Demographic data derived from 2010 US Census

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