



CLASS A OFFICE SPACE FOR LEASE

# The MassLive Building

AT ONE FINANCIAL PLAZA  
1350 Main Street, Springfield, MA 01103

[www.1350mainstreet.com](http://www.1350mainstreet.com)

NAI Plotkin  
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# PROPERTY OVERVIEW



## ABOUT THE BUILDING

OFFERING SUMMARY	
Building Size	330,000
Available SF	250 SF to 19,195 SF
Lease Rate	\$16.50 SF
Lease Type	Gross
Year Built	1983
Zoning	Business C - Central Business District
Market	Western Massachusetts
Submarket	Downtown Springfield

NAI Plotkin is pleased to offer Class A office space for lease at the MassLive Building, also known as One Financial Plaza, located in the heart of downtown Springfield. This 17-story building sits in the middle of the Central Business District and offers a variety of office suites currently ranging from 250 square feet to 19,195 square feet - overlooking the City and the Connecticut River - with highly competitive lease rates at \$16.50/SF. The building can also accommodate 19,195 square feet of continuous space, as well as 5,000 SF of prime retail space on the first floor.

The MassLive building offers many great amenities including a three-story glass covered atrium lobby; five high-speed elevators; Palazzo café on the first floor; a state-of-the-art Fitness Center, and an art gallery, both located on the 9th floor; 24/7 security/concierge-style service; onsite management; a park-like setting with outdoor seating; and prime access and visibility steps to *parking, restaurants, the Mass Mutual Center, City Hall, Symphony Hall, MGM's casino, a brand new Riverfront Park with walking and bike trails; and easy highway access from all directions, with the I-91 ramp within .3 miles from the building.*

The building is centrally located at the "Crossroads of New England", near the Intersection of I-91 and I-90 (Mass Pike), between New York City and Boston. Springfield is only 25 minutes to Bradley International Airport; 30 minutes to Hartford, CT; and a 90-minute drive to Boston.

# PROPERTY HIGHLIGHTS

- Three-story glass covered atrium; five high-speed elevators; & a featured art exhibition in the lobby.
- Currently the building offers up to 19,195 square feet of Class A office space and ground level retail including several pre-built office suites.
- Palazzo Café on the first floor; and a state-of-the-art Fitness Center and an art gallery on the 9th floor.
- Located in the heart of the Central Business District on the corner of Main and Court Streets adjacent to Springfield City Hall.
- Outstanding views of the City and the Connecticut River; overlooking historic Court Square, the Hampden County Courthouse, and the Mass Mutual Center.
- 24-Hour Access with On-site Security and Management.
- Abundant parking available in nearby garages and lots; one block to MGM's garage; and 2 blocks to I-91 North parking garage.
- Easy access to I-91 (.2 miles); I-291 (.4 miles); I-391 (2 miles); and 3 miles to Interstate 90 (Mass Pike).

LOCATION INFORMATION	
Building Name	The MassLive Building One Financial Plaza
Address	1350 Main Street Springfield, MA 01103
County	Hampden
Nearest Highway	Interstate 91 (I-91) (.3 miles from building)
Nearest Airport	Bradley International Airport (12 miles from building)
Nearest Rail	Hartford Line CT Rail Available at Union Station (1 mile from building)
Nearest Parking Garage	One Block to MGM Garage; Two Blocks to I-91 North garage
Nearest Walking Trail/Bike Trail	Riverfront Park (.4 miles from building)



# AVAILABLE SPACE



FLOOR	SQUARE FEET	LEASE RATE
6th	19,195 SF	\$16.50/ SF Gross
8th	19,195 SF	\$16.50/ SF Gross
10 <sup>th</sup>	1,888 SF	\$16.50/ SF Gross
11 <sup>th</sup>	4,188 SF	\$16.50/ SF Gross
12 <sup>th</sup>	250 SF (Shared Office)	\$16.50/ SF Gross
12 <sup>th</sup>	7,055 SF	\$16.50/ SF Gross
12 <sup>th</sup>	3,310 SF	\$16.50/ SF Gross
13 <sup>th</sup>	6,247 SF	\$16.50/ SF Gross
16 <sup>th</sup>	19,195 SF	\$16.50/ SF Gross
17 <sup>th</sup>	16,500 SF	\$16.50/ SF Gross

# BUILDING CULTURE

One thing that sets the MassLive building apart from other office buildings in downtown Springfield is the building's culture. When you enter the lobby, you are greeted by friendly staff who welcome you to the building. Palazzo's Cafe, located off the main lobby, offers an inviting and friendly atmosphere to grab a coffee or mid-afternoon snack, and offers indoor or outdoor seating on the plaza during the warmer months. The building is host to many great events, including the Springfield Jazz & Roots Festival which is a great annual event that brings thousands of people downtown to celebrate music and culture.

NAI Plotkin has managed the building for the last decade and cares about providing a positive and meaningful experience to tenants and individuals who live, work, and visit downtown. Evan Plotkin, President of NAI Plotkin, and the building owners, have been committed to providing an unparalleled level of customer service to the building tenants. From the security staff to the maintenance and cleaning staff, each is very active in ensuring that the building fosters a welcoming environment. The building has an array of tenants from law firms to accountants to the Spirit of Springfield's main office and has a unique culture which can be contributed to Evan's vision and desire to bring more businesses and people downtown.

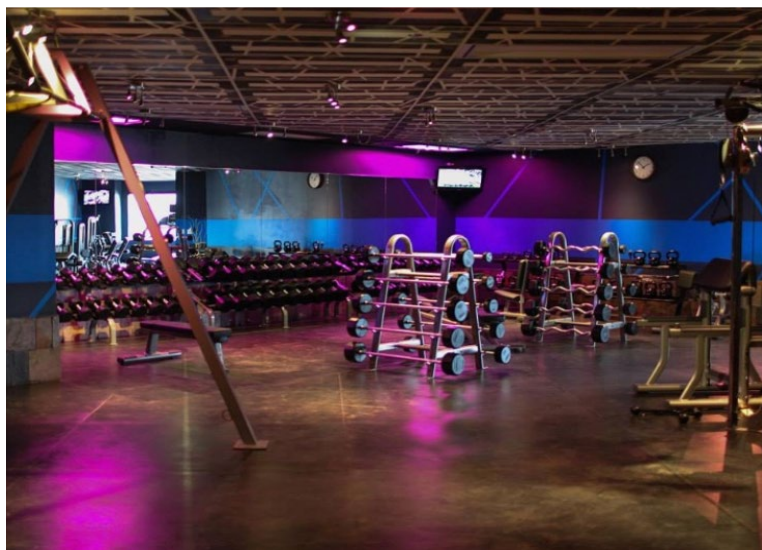
For the past decade, the MassLive Building has been home to UMass's Commonwealth Honors College students Art and the City Program, run by Professor John Simpson. John has a long history and passion for the arts, having painted the Amazing World of Dr. Seuss for the Springfield Museum, the Indian Motorcycle mural at MGM, and many mural and arts-based initiatives throughout the region. His art class and programs have been a great asset to the building and have contributed greatly to the City's cultural offerings and the community.



## WHY SPRINGFIELD?

- Springfield boasts nearly \$4.16 billion in economic investment in recent years, including the new \$960 million MGM Springfield resort, which opened in the city's downtown in August 2018.
- The city sits only 24 miles north of Hartford, CT, and only 5 miles north of the Connecticut state line. Springfield and Hartford constitute the 2nd largest urban region in New England, nicknamed the "Knowledge Corridor" and includes 1.9 million people, 29 universities and colleges, and 120,000 university students.
- Springfield is one of the Northeast's most walkable cities. Most of its historic sites, points of interest, and entertainment venues are clustered in the Metro Center, thanks to Springfield's recent economic and cultural resurgence including its historic restoration of Union Station in 2017, welcoming passengers from rail and bus.
- Springfield has 7 Opportunity Zones in 4 distinct geographies, each with highlighted catalytic investments and adjacent investment potential.
- Low operating costs including wages up to 15% below other Northeastern metros, as well as significantly lower office lease rates, especially compared to Worcester and Boston. Competitive utility rates, tax exemptions and incentives are available to companies interested in location or expansion.

# INTERIOR PHOTOS



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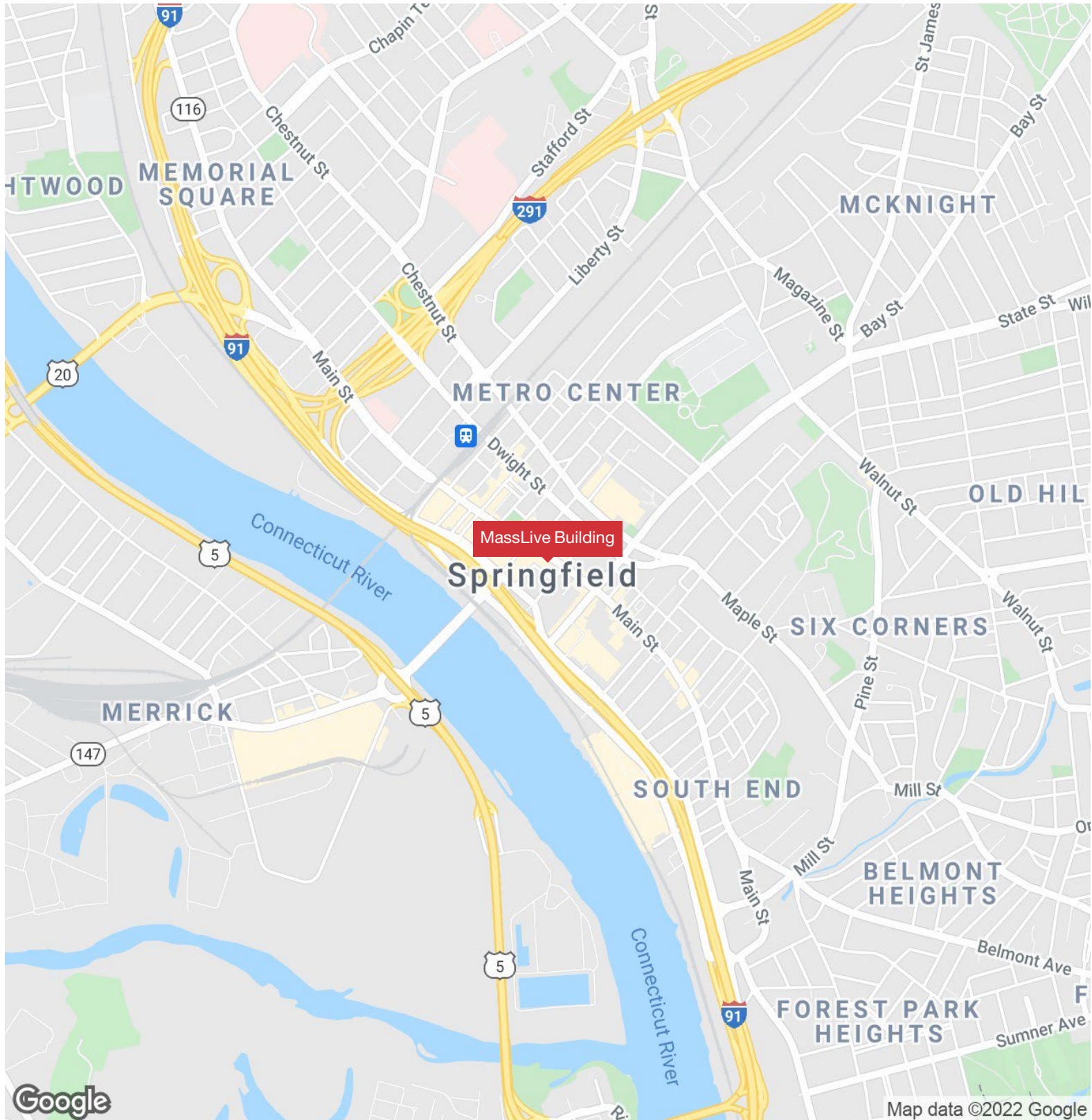


# AERIAL PHOTOS



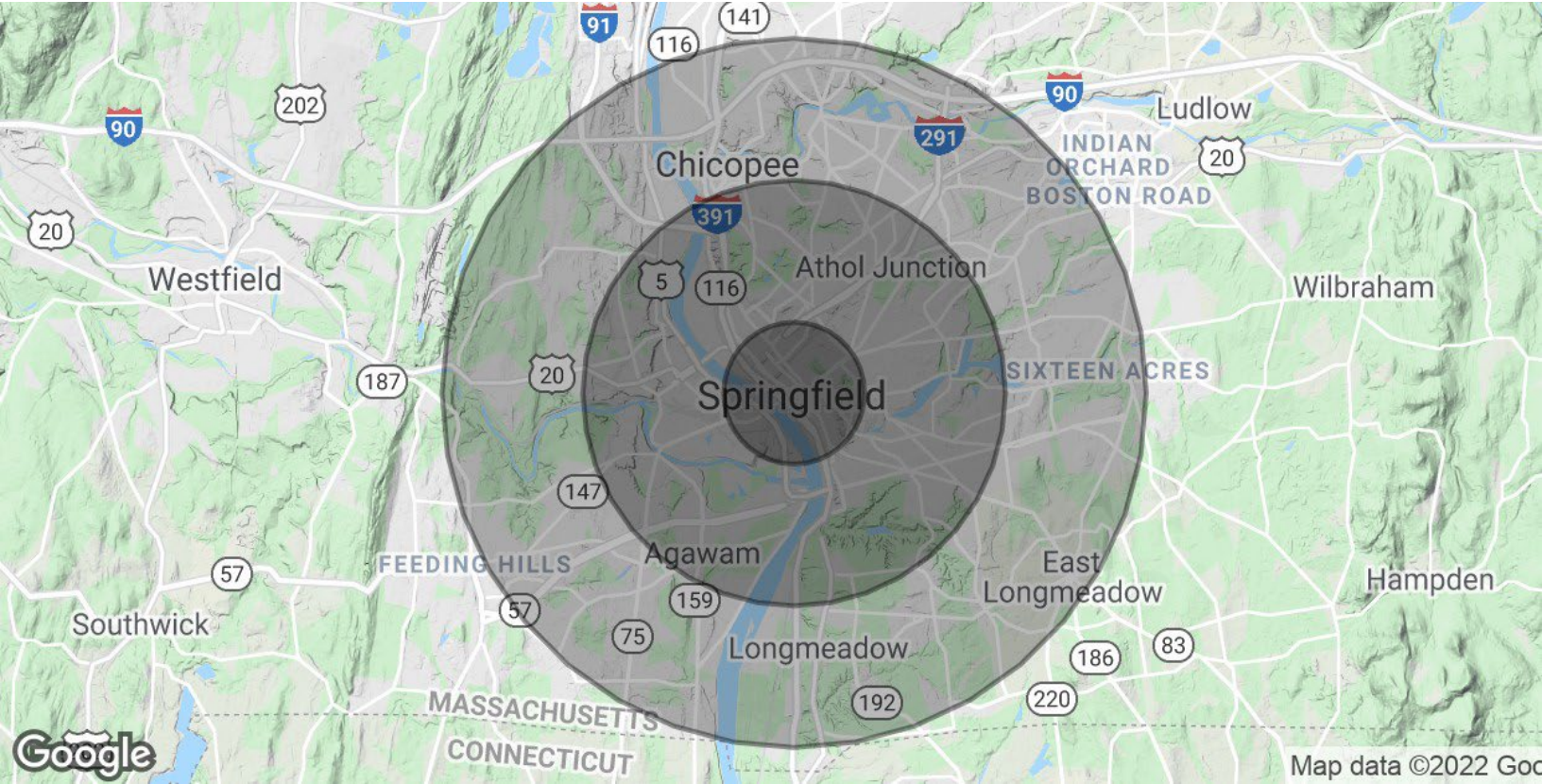


# LOCATION MAP





# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Total Population	18,540	137,616	267,763
Average Age	29	31	35
Average Age Male	31	29	33
Average Age Female	29	32	36

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,439	50,815	102,295
# of person per HH	2.2	3	3.2
Average HH Income	\$28,090	\$43,437	\$54,197
Average House Value	\$188,579	\$194,333	\$223,779