



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.

Take the next step toward success buy 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	Full Service	Negotiable



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ROOM 202

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SECOND FLOOR WAITING AREA

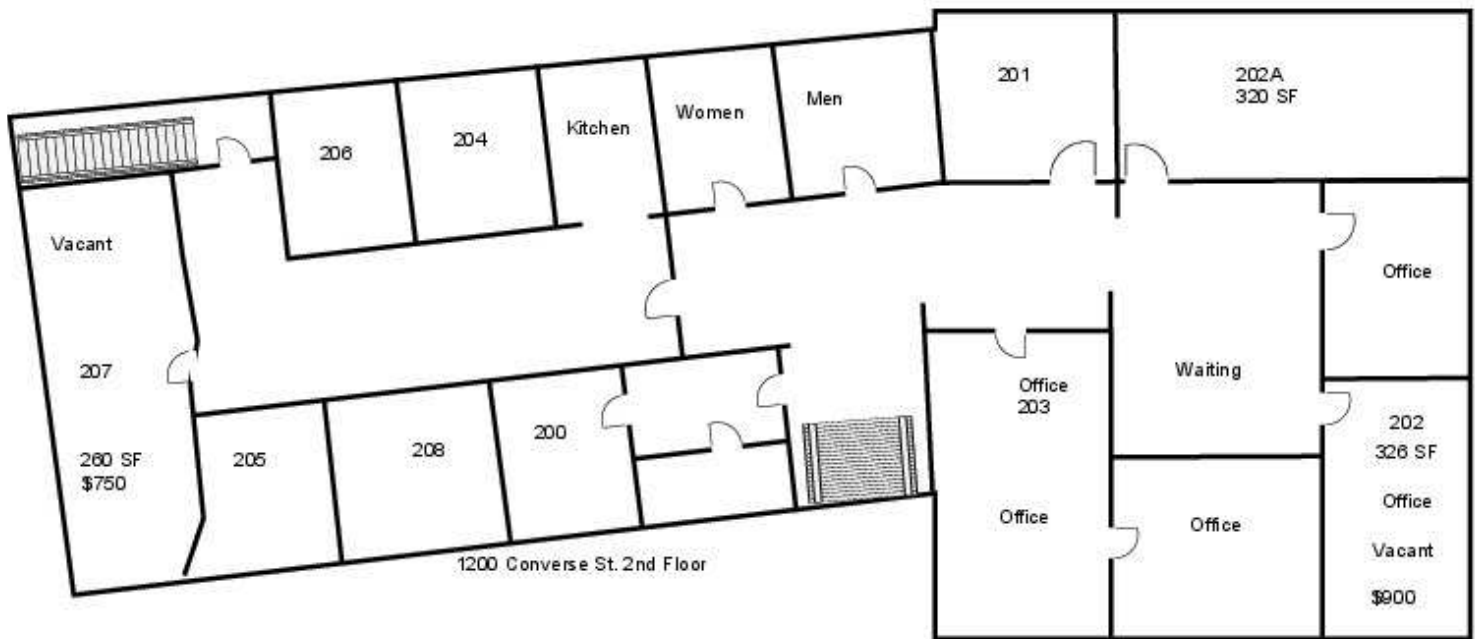
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SECOND FLOOR PLAN

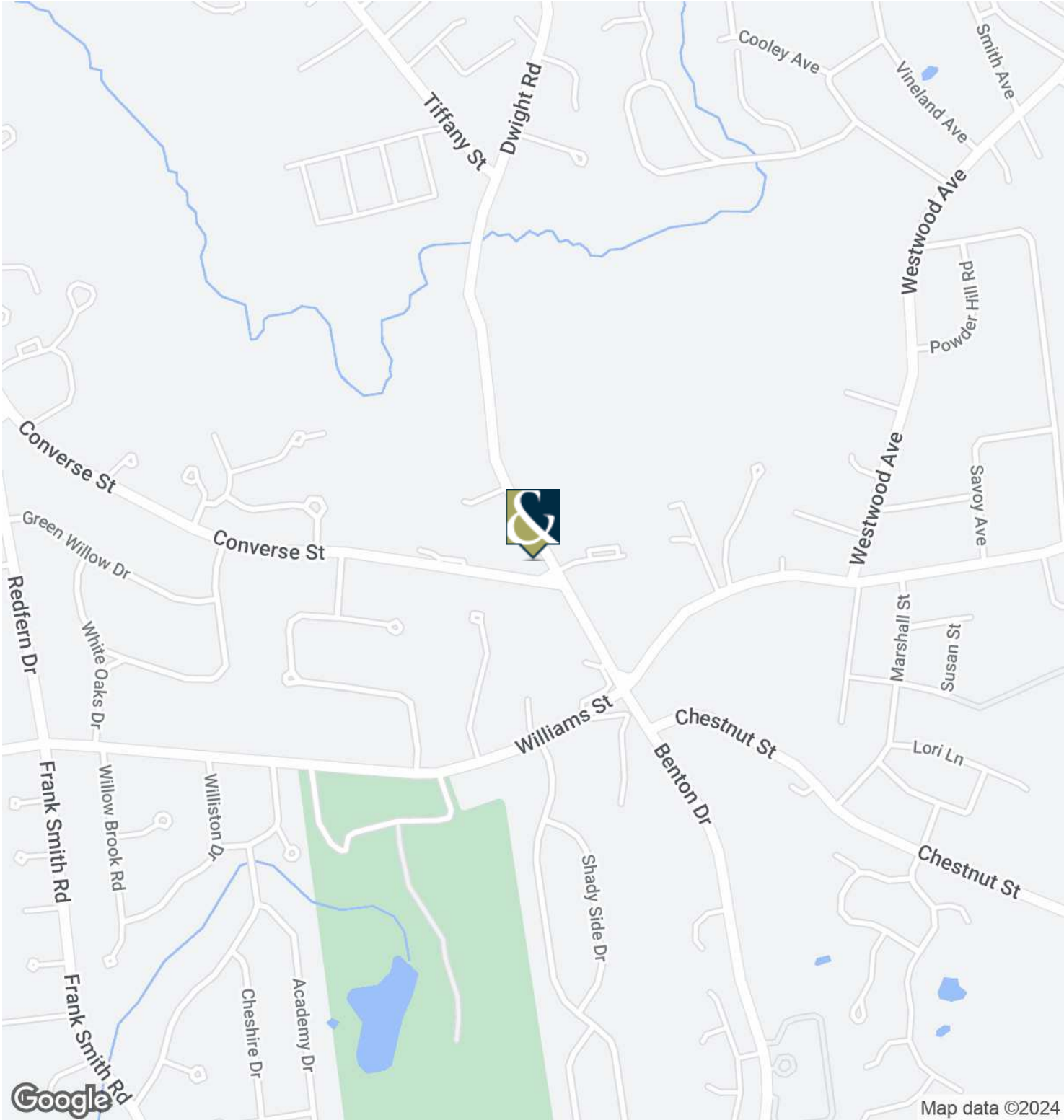
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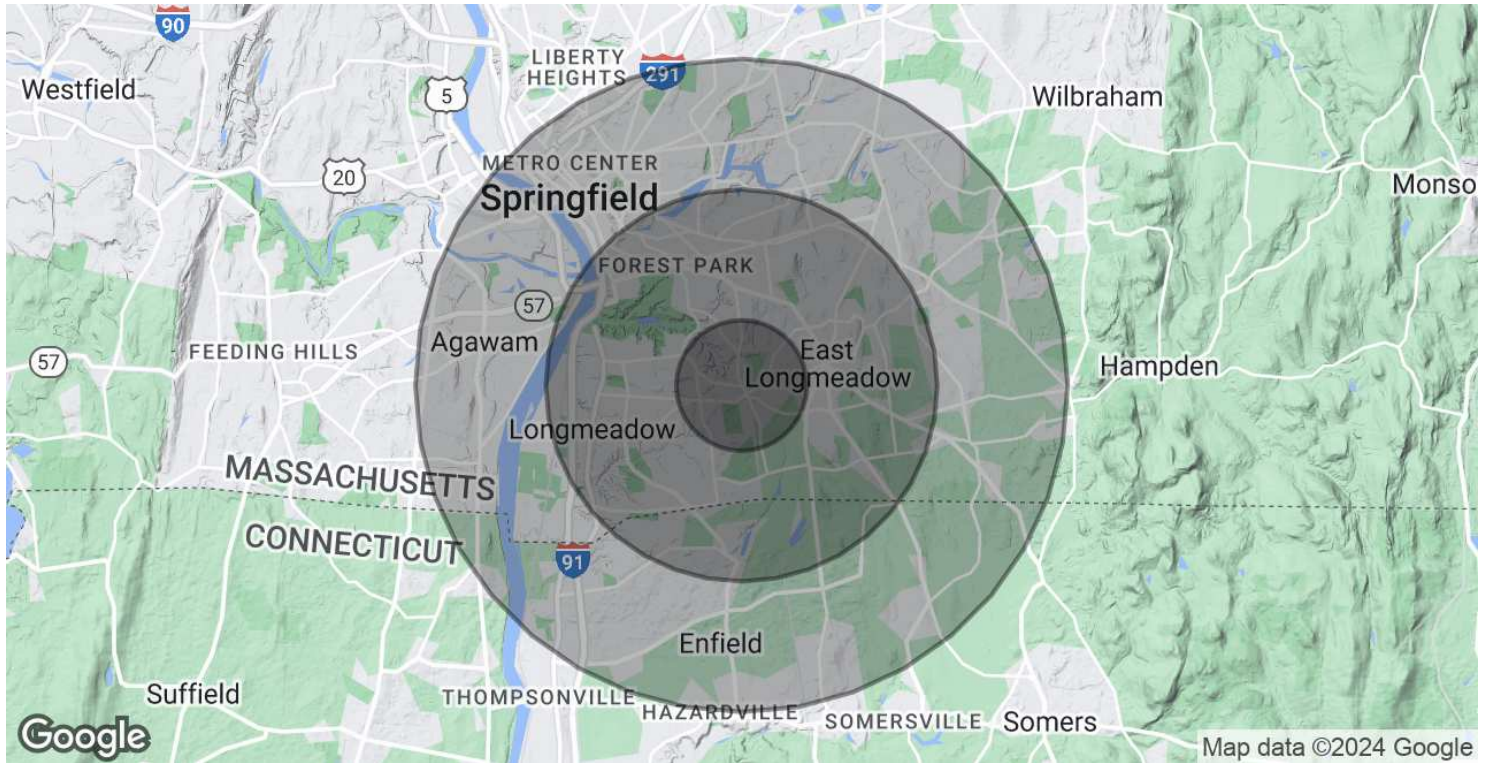
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,347	72,629	203,263
Average age	45.9	39.5	35.1
Average age (Male)	42.9	38.2	34.0
Average age (Female)	48.4	40.9	36.3

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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