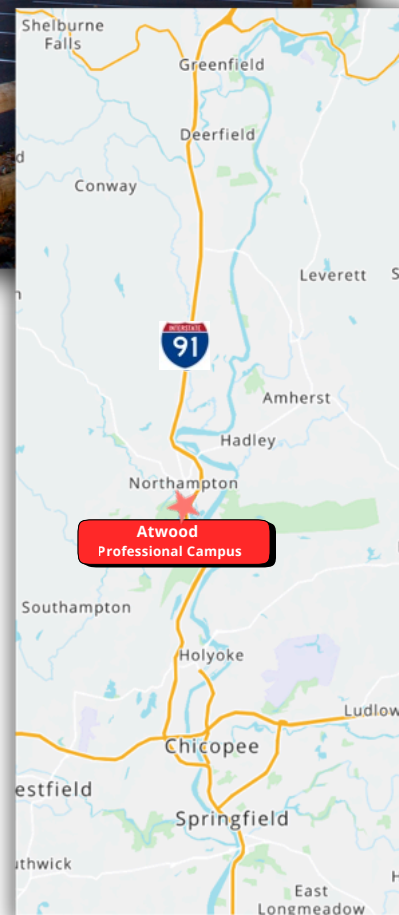


**ATWOOD PROFESSIONAL CAMPUS**



**33 Atwood Drive** will be the fourth major office building developed by Development Associates at this location, following three earlier successful three-story buildings, pictured above, on Atwood Drive.

Take advantage of this rare opportunity to design your own space in a prestigious new office building. Rental Rate to be determined based on lease terms and build-out requirements.

# NEW OFFICE SPACE FOR LEASE 33 ATWOOD DRIVE

**NEW ±80,000 SF OFFICE BUILDING**



**CONTACT DEVELOPMENT ASSOCIATES FOR LEASING INFORMATION  
(413) 789-3720**

## PROPERTY OVERVIEW

Development Associates, as exclusive Broker, is pleased to present the 4<sup>th</sup> phase and final of the Atwood Professional Campus in Northampton, Massachusetts. This 4-story facility offers ±80,000 SF of new, custom, Professional Medical office space in a great location immediately off of I-91 at Exit 23.

Join other quality Tenants at Atwood Professional Campus including: Mass General/Cooley Dickinson Health Care, Refresh Valley Dental, Clinical & Support Options, New England Dermatology, BluRoc, LLC, Kidney Care and Transplant Services of New England and the Hampshire County Probate and Family Court.

## SITE FEATURES

- Class A Professional/Medical Office Building
- Ideal for Regional/National Corporate Headquarters
- Corporate Campus setting in well established professional/medical office community
- ±2,500 - 80,000 SF Finished-to-Suit Custom Suites
- Excellent access just off I-91 and Massachusetts Turnpike
- Ample parking for employees and visitors

Presented By:  
**Ken Vincunas**  
(413) 789-3720  
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Disclosure - Broker has a financial interest in this property.

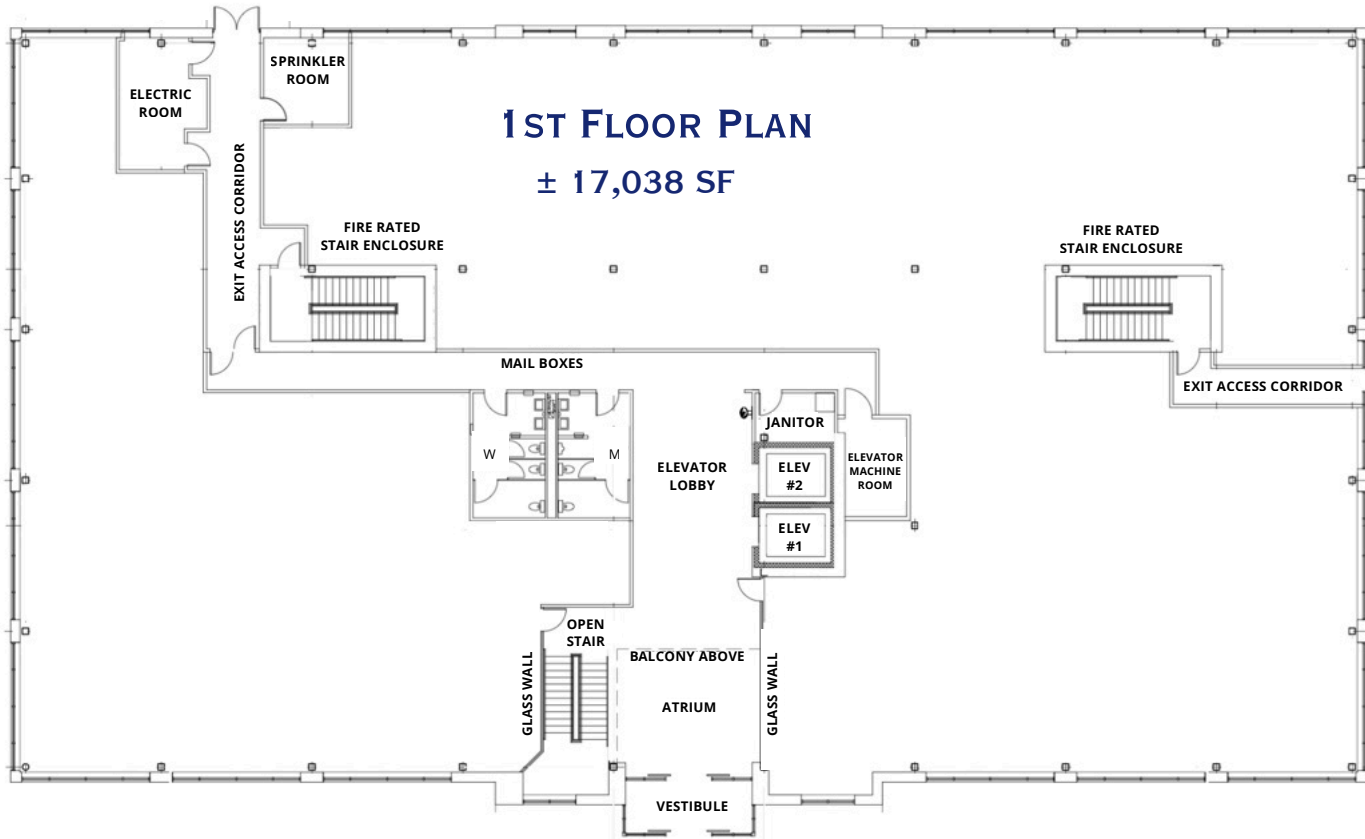


# 33 ATWOOD DRIVE

## NORTHAMPTON, MA

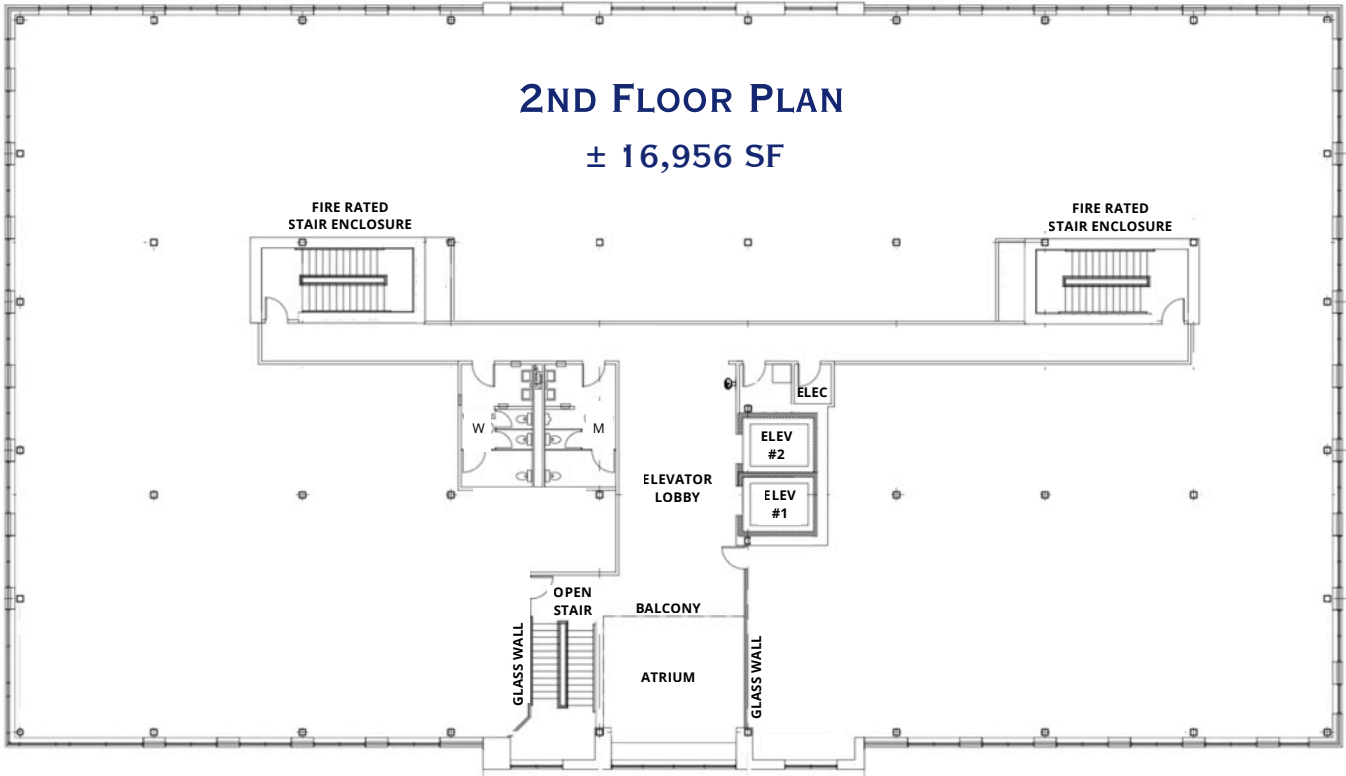


**Premier location off I-91 at Exit 23**, this professional medical office space offers unmatched convenience in the highly desirable I-91 corridor, convenient to Bradley International Airport, the property provides central access to Springfield, Hartford, and Northampton. Tenants and visitors will benefit from high visibility from U.S. Route 5, ample on-site parking, and seamless highway accessibility, making it an ideal choice for medical, corporate, or professional users. The property is also in close proximity to leading regional hospitals, hotels, restaurants, and retail amenities, creating a professional and prestigious setting for your business.



## NEW 4-STORY PROFESSIONAL/MEDICAL BUILDING

Set within an established professional campus, this brand new four-story Class A medical/professional building offers a rare pre-leasing opportunity with the flexibility to select your floor and customize your suite layout. Designed with modern, high-end finishes and built to the highest standards, the building combines abundant natural light, efficient building systems, and advanced security to create a premier work environment. Tenants will enjoy the benefits of a prestigious setting alongside respected medical and corporate neighbors, with space that can be tailored to meet the needs of any professional office users.



### Building Highlights:

- Modern design, energy-efficient systems, high-end finishes
- Custom-built suites from 2,500 SF
- Expansive windows with exterior views on all floors
- Covered drop-off lane at Main Entrance
- Secure 24/7 Access
- Fully ADA Compliant
- Established Professional Campus
- Immediate highway access

