



Prime Hadley Office Space

31 CAMPUS PLAZA RD

Hadley, MA 01035

Presented By:

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280 Bridge Street Springfield, MA 01103

JENNINGS-RE.COM

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$16.00/SF NNN
Available SF:	Up to 4,287 SF
Building Size:	8,800 SF
Lot Size:	1.06 Acres
Number of Units:	4
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1990
Zoning:	B

PROPERTY OVERVIEW

Jennings Real Estate Services, Inc.- The suite is being marketed for lease for the first time. This 4,287-square-foot space offers a blend of well-appointed office space and clean shop/storage area, accessible via two overhead doors. The office was previously occupied by the building owner's construction company, who designed the space with a thoughtful floor plan that includes a mix of private offices, conference rooms, and multifunctional areas. The build-out features quality built-ins, high-end finishes, and an emphasis on natural light. The space can be subdivided into a 2,737 square foot office space and a 1,550 square foot flex space.

PROPERTY HIGHLIGHTS

1,550 SF OF SHOP SPACE INCLUDES 2 OFFICES AND A BATHROOM WITH 2 OVERHEAD DOORS

2,737 SF OF ARCHITECTURALLY DESIGNED EXECUTIVE OFFICE SPACE

CAN BE COMBINED INTO A SINCE 4,287 SF SUITE

GREAT LOCATION OFF ROUTE 9 IN CLOSE PROXIMITY TO UMASS AND DOWNTOWN AMHERST

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HADLEY MULTI-TENANTED INVESTMENT PROPERTY

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Office Space



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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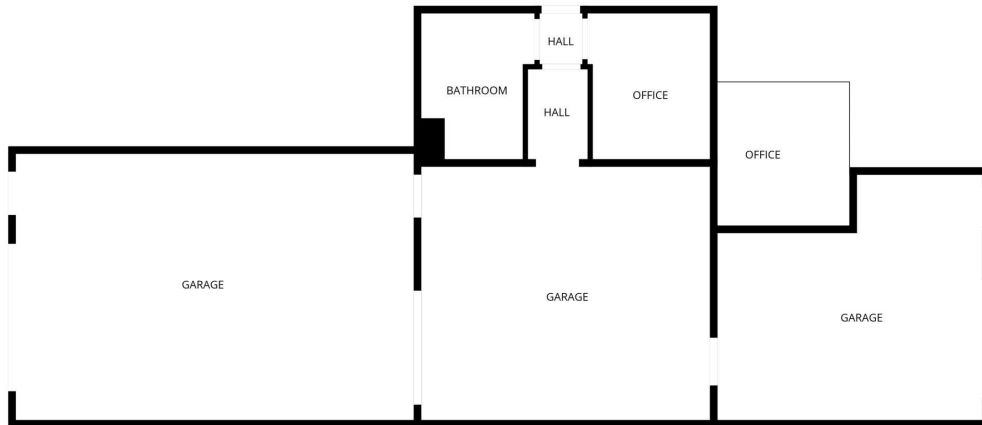
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Shop Space



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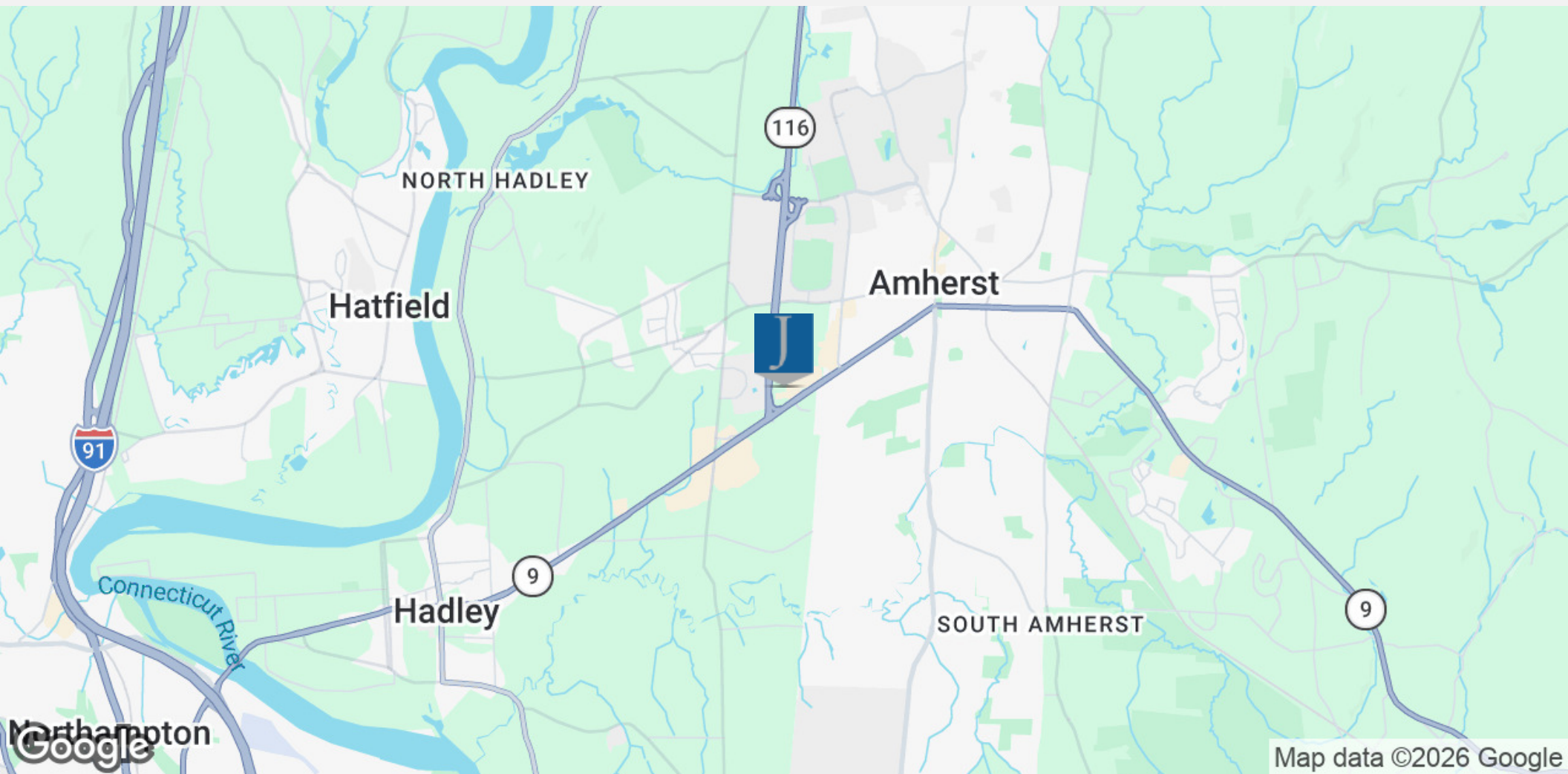
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Location Map



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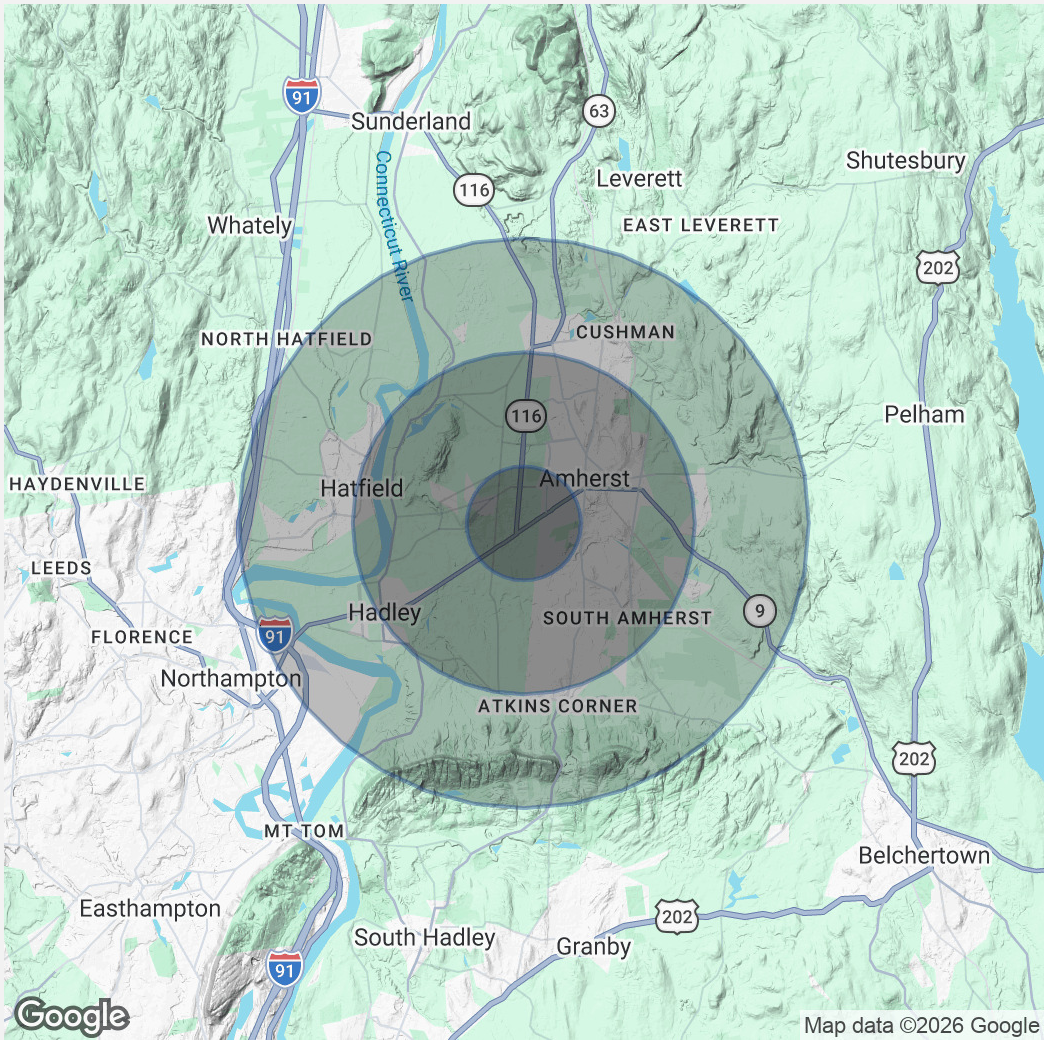
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,208	37,517	53,343
Average Age	48	31	35
Average Age (Male)	44	30	34
Average Age (Female)	52	32	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	996	8,843	15,844
# of Persons per HH	2.2	4.2	3.4
Average HH Income	\$133,022	\$137,385	\$134,790
Average House Value	\$511,074	\$328,814	\$388,283

2020 American Community Survey (ACS)



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