



Prime Hadley Office Space

31 CAMPUS PLAZA RD

Hadley, MA 01035

Presented By:

Kevin Jennings

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280 Bridge Street Springfield, MA 01103

JENNINGS-RE.COM

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$18.50/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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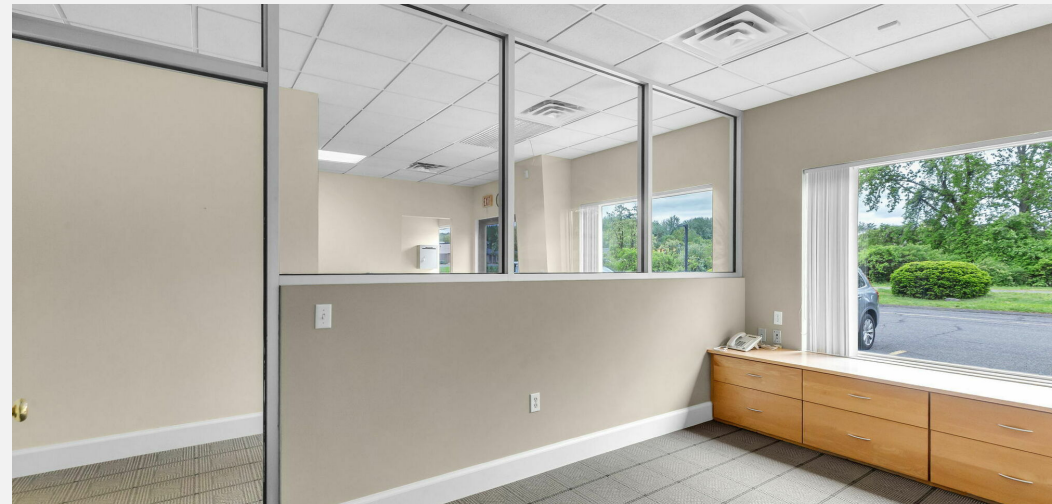
HADLEY MULTI-TENANTED INVESTMENT PROPERTY

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Office Space



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



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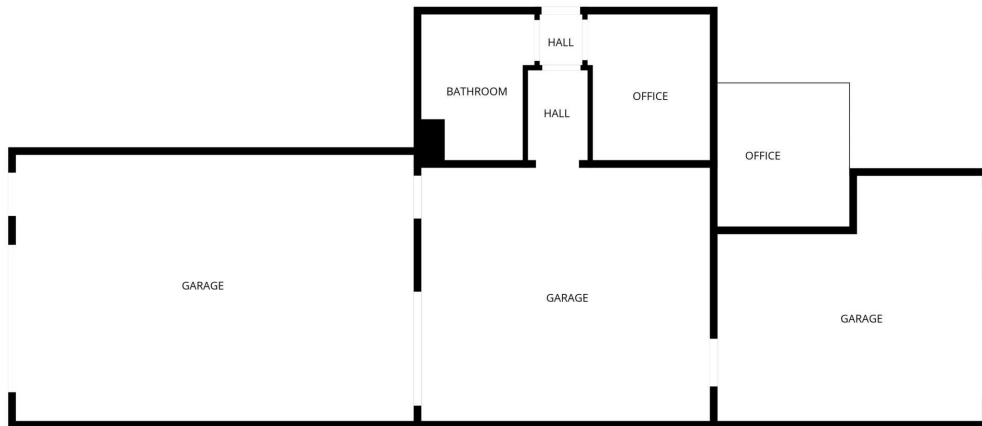
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Shop Space



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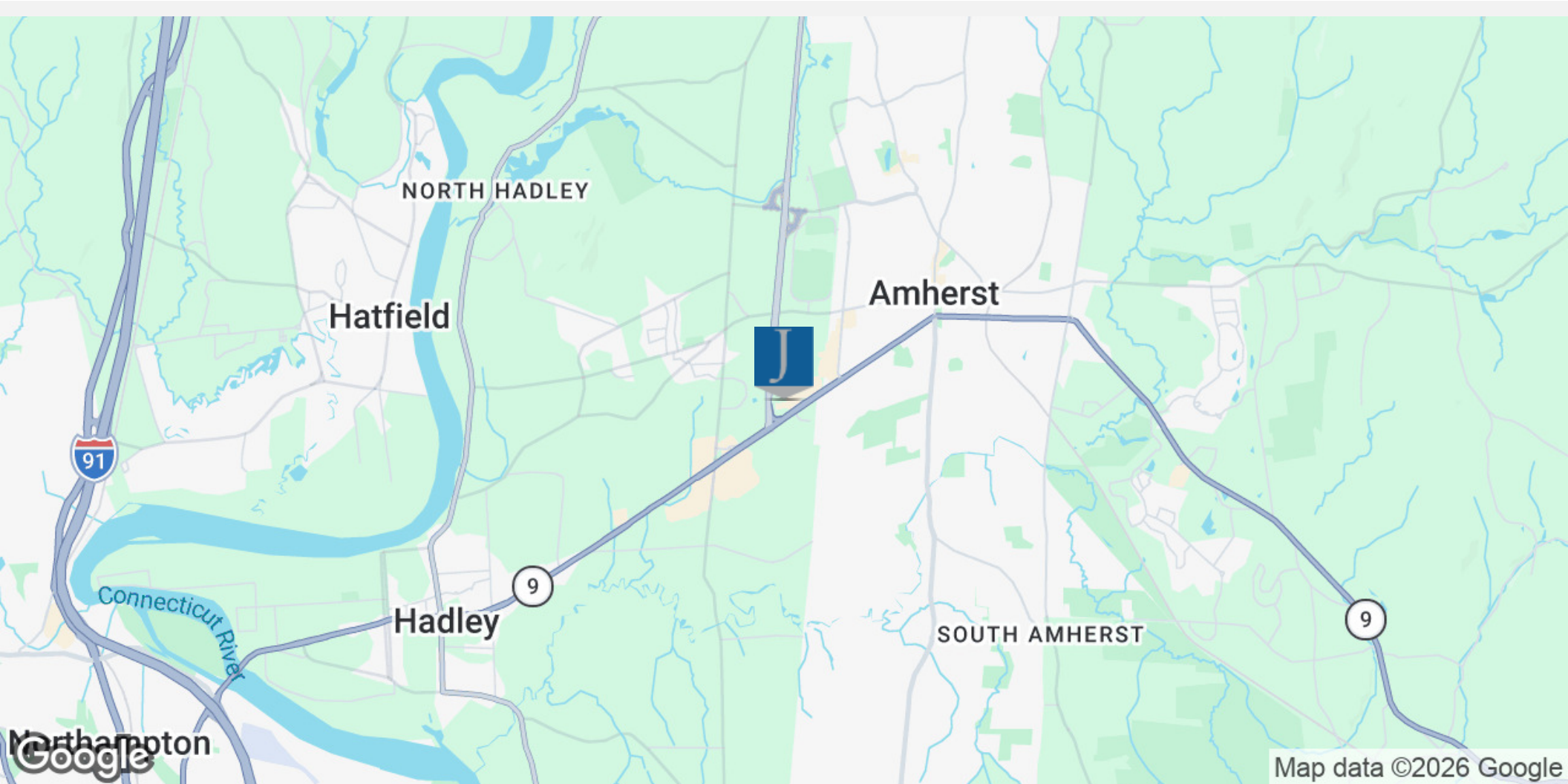
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Location Map



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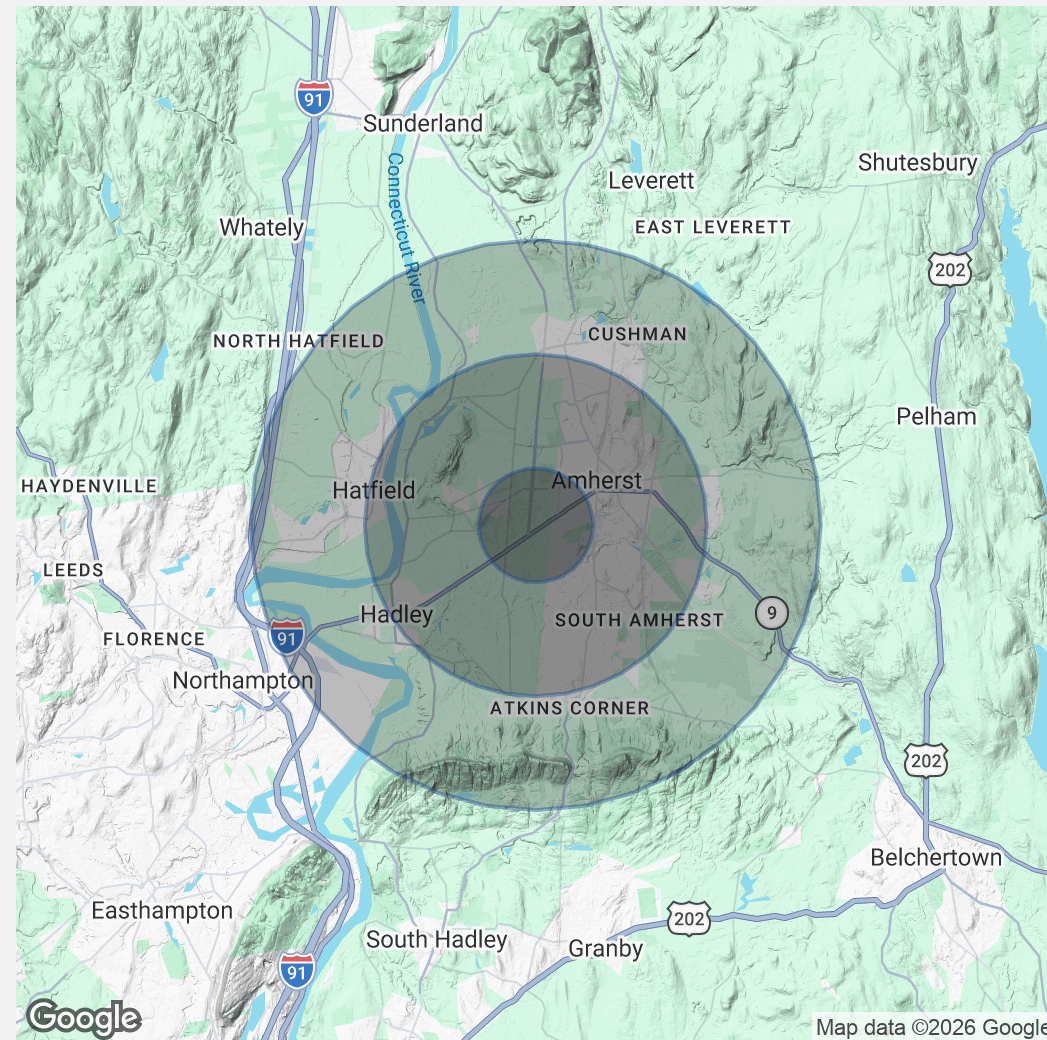
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Demographics Map & Report

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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Disclaimer

TEXT HEADLINE

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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