



## Office Suites at the Ludlow Mills

**30 STATE STREET**  
Ludlow, MA 01056

Presented By:

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280 Bridge Street Springfield, MA 01103

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30 State Street Ludlow, MA 01056

## Executive Summary



### OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Lease Rate:    | Call for Details  |
| Building Size: | 1,500,000 SF      |
| Available SF:  | 1,200 - 42,000 SF |
| Lot Size:      | 130 Acres         |
| Year Built:    | 1900              |
| Renovated:     | 2026              |
| Zoning:        | Industrial        |

### PROPERTY OVERVIEW

The iconic Ludlow Mills offers three distinct office opportunities suited to users of nearly any size. Originally constructed in the early 1900s, the 1.5-million-square-foot complex has undergone a successful transformation led by Westmass Area Development Corporation through a public-private redevelopment partnership.

Available spaces range from a fully renovated, turnkey 1,200-square-foot office in Building 123A to approximately 18,000 square feet across two levels in Mill 9. Mill 8 offers up to 42,000 square feet of street-level space ready for tenant-specific improvements.

A newly completed parking lot and flexible layout options allow the spaces to accommodate a variety of office and commercial users. With 170 newly renovated residential units completed and fully leased—and another phase in planning—Ludlow Mills represents one of Western Massachusetts’ most distinctive and successful mixed-use mill redevelopments.

### PROPERTY HIGHLIGHTS

- Brand new renovations in iconic mill building

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Additional Photos



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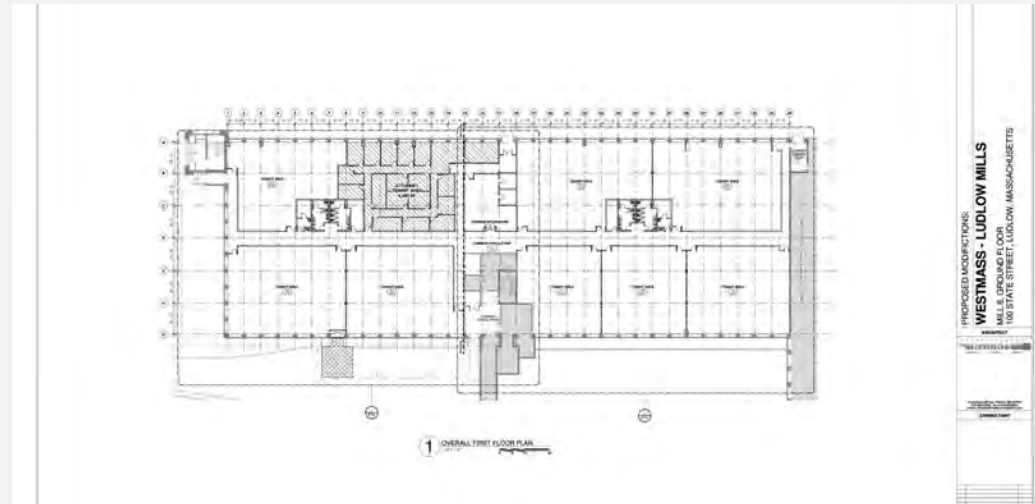
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# OFFICE SUITES AT THE LUDLOW MILLS

30 State Street Ludlow, MA 01056

Mill 8



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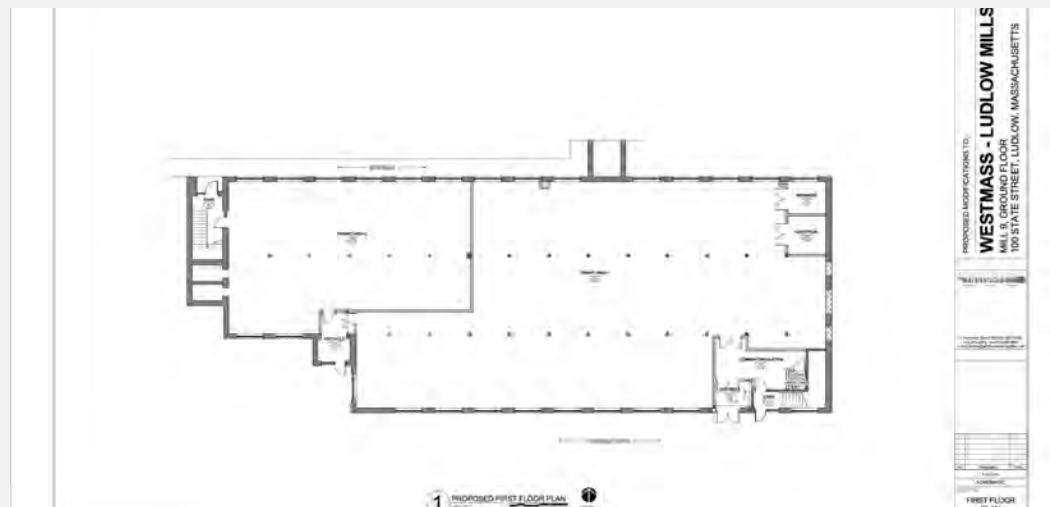
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# OFFICE SUITES AT THE LUDLOW MILLS

30 State Street Ludlow, MA 01056

Mill 9



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# OFFICE SUITES AT THE LUDLOW MILLS

30 State Street Ludlow, MA 01056

Building 123A



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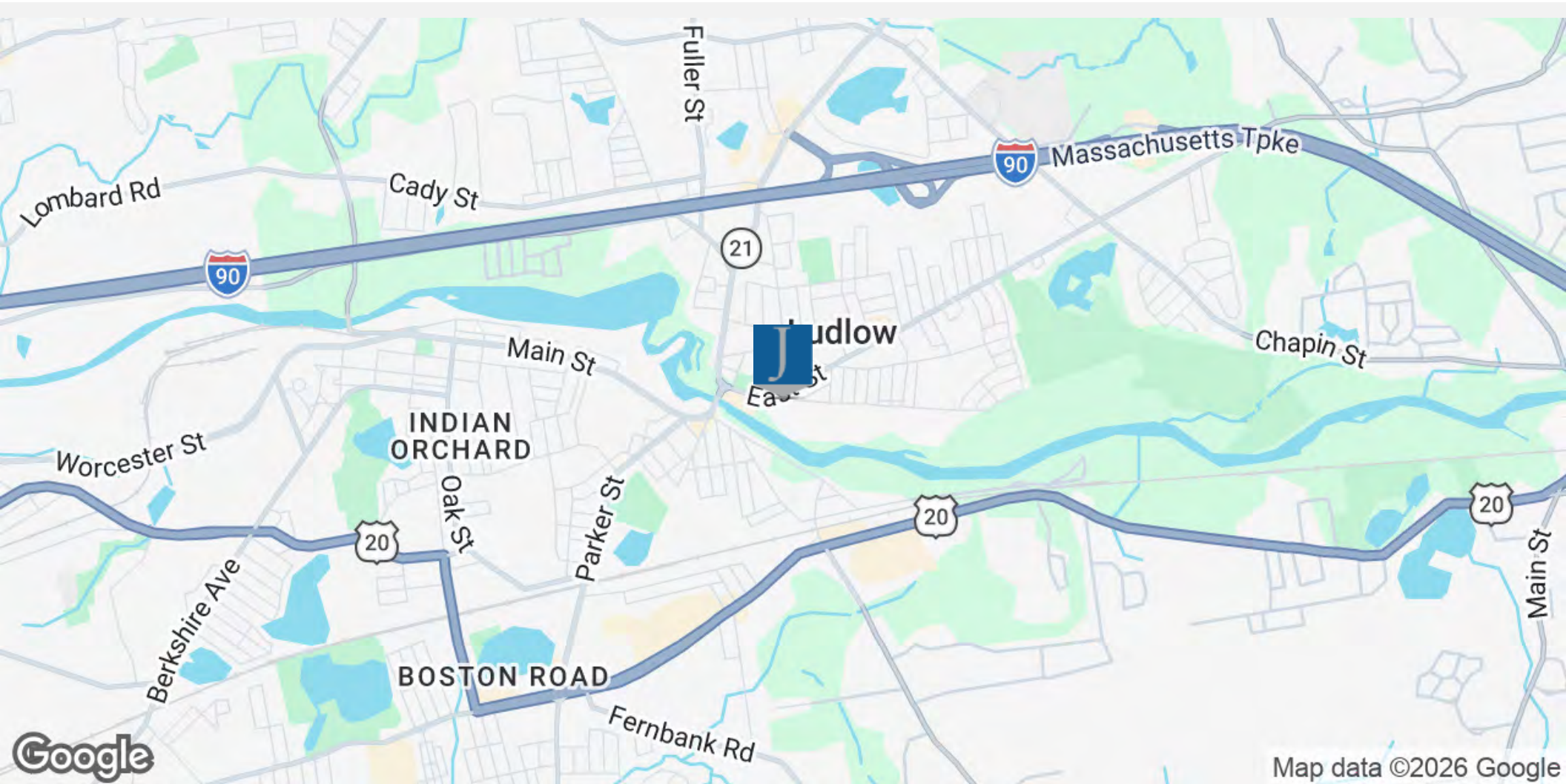
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Location Map



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