



# FOR LEASE

## REGION

COMMERCIAL REAL ESTATE

### 190 UNIVERSITY DRIVE AMHERST, MA

Region Commercial is pleased to offer, on an exclusive basis, 190 University Drive, Amherst, MA, available for lease.

The available space is located on the lower level of the building and consists of approximately 1,637 SF within a well-positioned commercial property along University Drive, a highly traveled corridor serving the Amherst market. The building offers ample on-site parking, visibility, and convenient access, making it well suited for office, professional, and service-based uses.

The site benefits from proximity to the University of Massachusetts Amherst, as well as nearby retailers, restaurants, and established commercial uses. With strong traffic counts and accessibility, the property provides an excellent opportunity for tenants seeking a presence in one of Amherst's primary commercial areas.

PRICE

**\$15/ SF NNN**

ZONING

OFFICE & PROFESSIONAL

SIZE

1,637 SF

YEAR BUILT

1933

HEAT & A/C

HEAT PUMPS & MINI SPLITS

ELECTRIC

EVERSOURCE ENERGY

WATER & SEWER

MUNICIPAL

## CONTACT

### MITCH BOLOTIN

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E: MITCH@REGIONCO.COM  
LIC (MA): 134459  
REGION CO LLC

### BEN BOLOTIN

P: 413-415-1200 C: 413-530-3215  
E: BEN@REGIONCO.COM  
LIC (MA): 9582125  
REGION CO LLC





Demographics			
Population		Median Income	
3 miles	37,426	3 miles	\$65,154
5 miles	47,993	5 miles	\$78,801
10 miles	165,399	10 miles	\$82,025

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