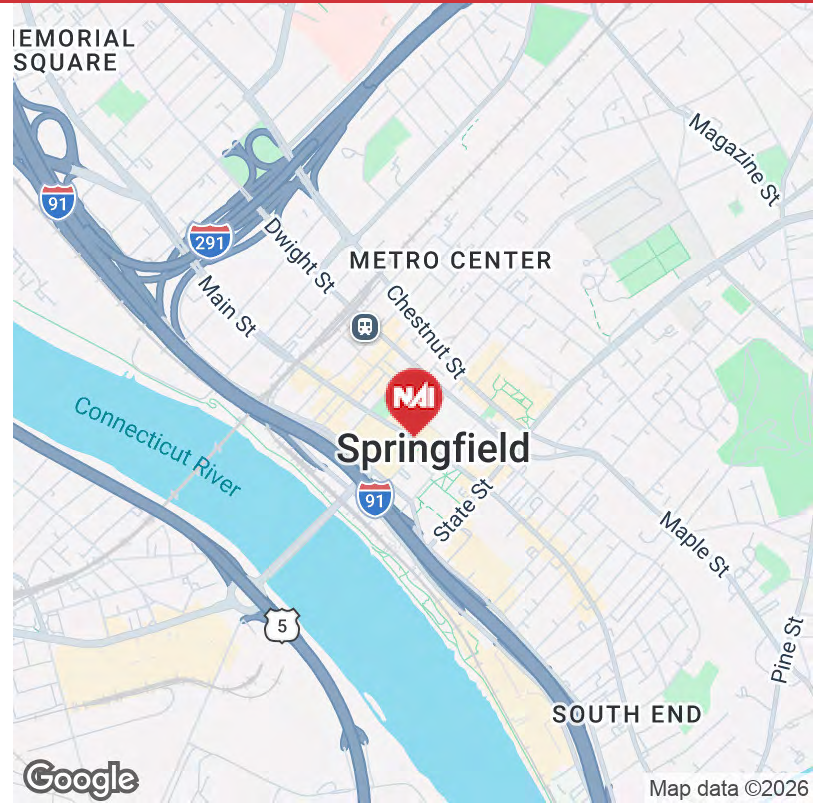




Offering Summary

Sale Price:	\$2,200,000
Building Size:	65,000 SF
Occupancy:	95%
Lot Size:	0.476 Acres
Price / SF:	\$33.85
Year Built:	1910
Renovated:	1980's
Renovated:	1980
Zoning:	Business C (BC)

Property Overview

NAI Plotkin is pleased to offer for sale 1389-1400 Main Street, which includes a 65,000 square foot, 5-story professional office and retail building located on .48 acres in the Central Business District of downtown Springfield. This building offers a unique combination of office, retail, and restaurant space, as well as a full basement.

Property Highlights

- 65,000 SF Office & Retail Building on .48 Acres of Land
- Located in the Springfield's Central Business District
- Adjacent to Monarch Place and the MassLive Building and within Close Proximity to Tower Square, Mass Mutual Center, MGM Entertainment Center, Springfield Symphony, TD Bank Building, Museums, and City Hall
- Easy Access to I-91 and Minutes to all Major Highways (I-291, I-391 & I-90 – Mass Pike).
- Access to several nearby Public Parking Garages, City run Valet Parking and On-Street Parking options all within easy walking distance

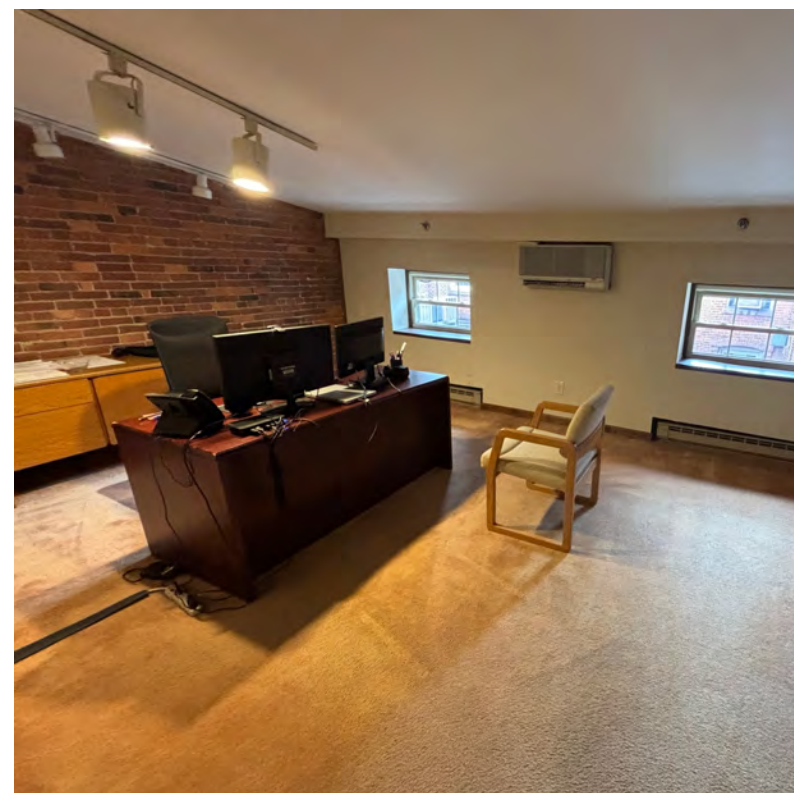
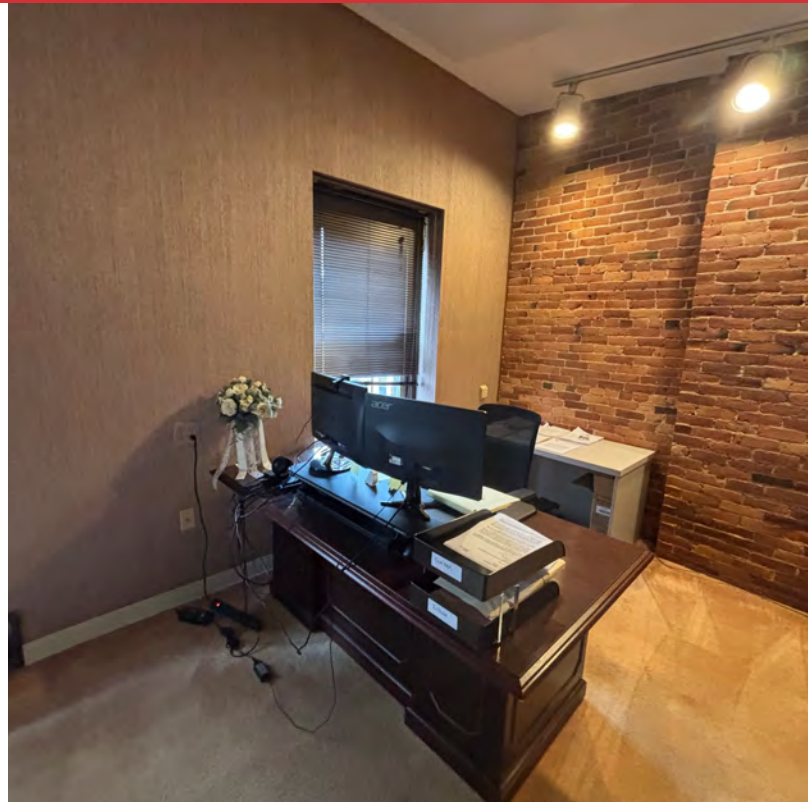
Property Type:	Office Building
Property Subtype:	Office /Retail
Building Size:	65,000 SF
Lot Size:	0.476 Acres
Building Class:	B
Year Built:	1910
Renovated:	Multiple Updates over the years
Year Last Renovated	1980
Number of Floors:	5 + Full Basement
Parking Spaces:	4
Roof:	Flat, Membrane
Exterior:	Brick and Masonry Block
Type of Heat:	Gas Forced Warm Air
Air Condition:	Central, Roof Top Units
Passenger Elevator:	2
Handicap Accessibility:	Fully Accessible
Sprinklers:	Fully, Wet System
Utilities:	City Water/Sewer, Eversource Gas & Electric
Zoning:	Business C
Assessed Value:	\$1,671,300
Real Estate Taxes:	\$57,409 (FY 2026)
BID Fee:	\$12,599

NAI Plotkin is pleased to offer for sale 1389-1400 Main Street, which includes a 65,000 square foot, 5-story professional office and retail building located on .48 acres in the Central Business District of downtown Springfield. This building offers a unique combination of office, retail, and restaurant space.







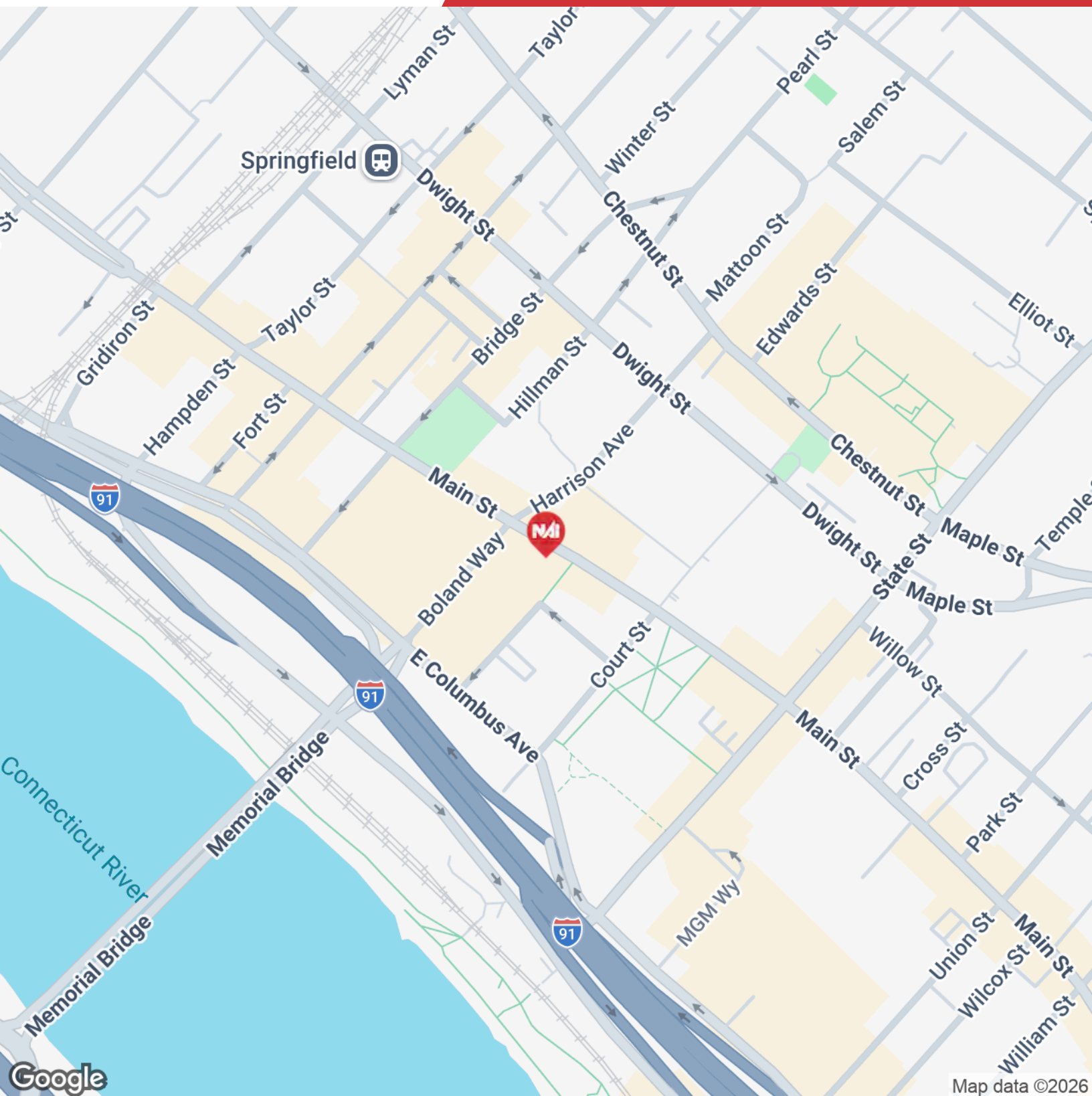




For Sale

65,000 SF | \$2,200,000

1380 - 1400 Main Street, Springfield MA





DISCLAIMER

This Offering Memorandum has been prepared designed to assist a potential buyer in determining whether to proceed with an in-depth investigation of the subject property. NAI Plotkin make no representations concerning the condition of the subject properties and advises prospective buyers to obtain professional assistance in this regard. Any projections contained herein represent best estimates based on assumptions that are considered reasonable. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes in the information, and is subject to modification or withdrawal without notice. The contents herein are confidential and are not to be reproduced or distributed to another party without the proper written consent of NAI Plotkin and the owner.



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