



Turnkey Springfield Medical Office Space

835 WORCESTER STREET
Springfield, MA 01151

Presented By:

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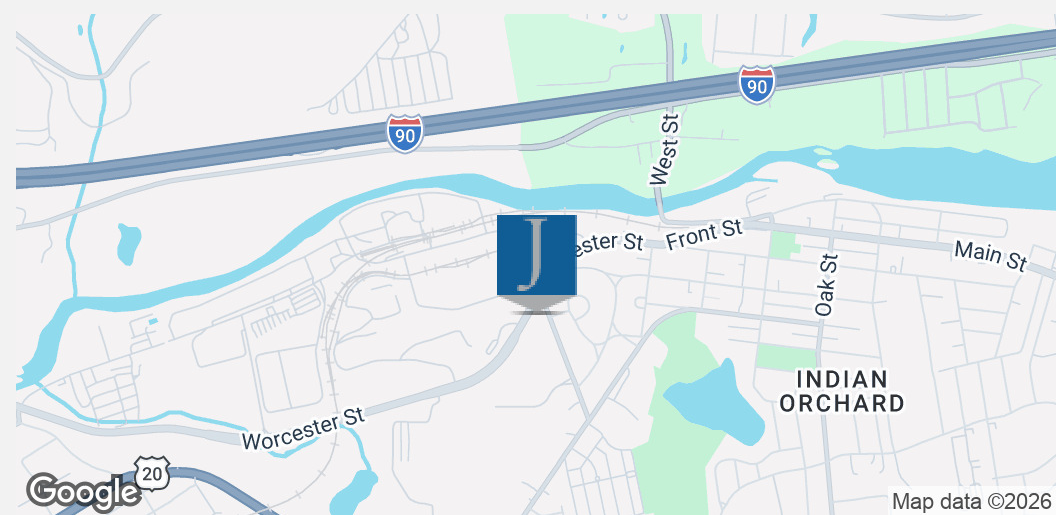
280 Bridge Street Springfield, MA 01103

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TURNKEY SPRINGFIELD MEDICAL OFFICE SPACE

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	35,396 SF
Available SF:	7,680 SF
Lot Size:	3.75 Acres
Year Built:	2007

PROPERTY OVERVIEW

Approximately 7,680 square feet of fully built-out medical office space available for lease. The turnkey premises feature a well-balanced mix of 13 exam rooms and 7 private offices, a spacious waiting room with dual reception desks, a laboratory and nurse's station, a large break room, restrooms, and ample storage throughout. All private offices include windows that provide abundant natural light, while the building's orientation on the site ensures privacy. Plentiful on-site parking and convenient access to the local highway system make the location central to numerous Western Massachusetts population centers. The property offers immediate access to I-291 (approximately one mile) and the Massachusetts Turnpike (approximately two miles), positioning it as a highly convenient location for patients and staff throughout the Greater Springfield region.

PROPERTY HIGHLIGHTS

- 7,680 square feet of turn key medical office space with abundant on-site parking.
- Space includes 13 exam rooms, 7 private offices, large waiting and reception, nurses station, lab and more

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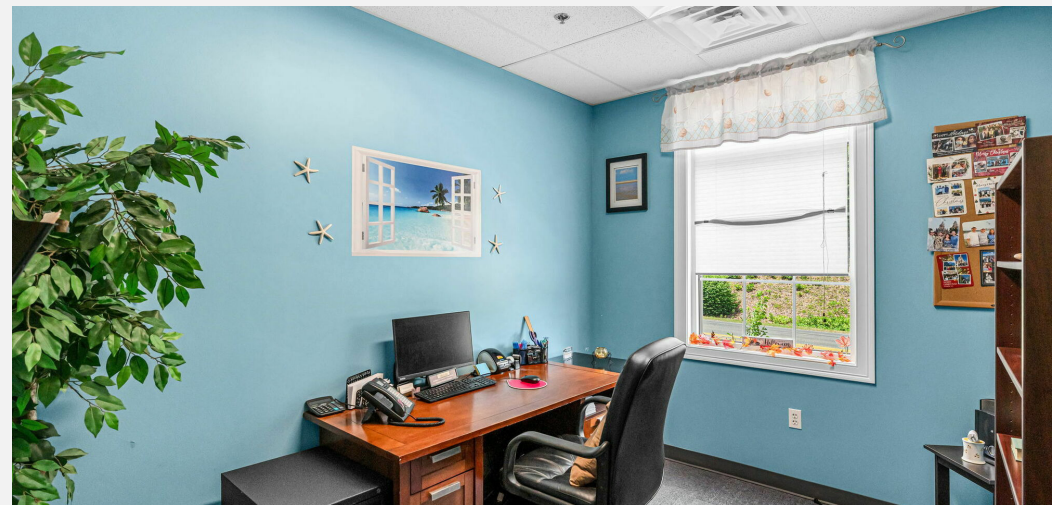
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Additional Photos



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