



Historic Pittsfield Office Building

101 SOUTH STREET

Pittsfield, MA 01201

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

JENNINGS-RE.COM

HISTORIC PITTSFIELD OFFICE BUILDING

101 South Street Pittsfield, MA 01201

Executive Summary



OFFERING SUMMARY

Sale Price:	\$985,000
Building Size:	14,672 SF
Lot Size:	0.27 Acres
Price / SF:	\$67.13
Year Built:	1900
Renovated:	2022
Zoning:	Downtown Creative District- DCD

PROPERTY OVERVIEW

Located in the heart of downtown Pittsfield, the Historic Colt Pingree House is a landmark property originally built in 1819 and expanded around 1900. Rich in history, the building has been thoughtfully adapted for professional office use while preserving its distinctive architectural character.

The interconnected multi-level layout offers exceptional flexibility, making it well suited for a single occupant or a multi-tenant configuration. Five on-site parking spaces are located at the rear of the building, with additional nearby parking available for lease.

Meticulously maintained and continually updated, the property successfully blends historic charm with modern functionality, creating a unique opportunity for businesses or investors seeking a prestigious downtown location.

PROPERTY HIGHLIGHTS

- 14,672-square-foot, well-appointed office building in the heart of downtown Pittsfield
- Multi-story building with flexible layouts ideal for a single user or multiple tenants
- Modern office amenities combined with beautifully preserved historic architectural details

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

HISTORIC PITTSFIELD OFFICE BUILDING

101 South Street Pittfield, MA 01201

Additional Photos



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



280 Bridge Street Springfield, MA 01103

jennings-re.com

HISTORIC PITTSFIELD OFFICE BUILDING

101 South Street Pittsfield, MA 01201

Additional Photos



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



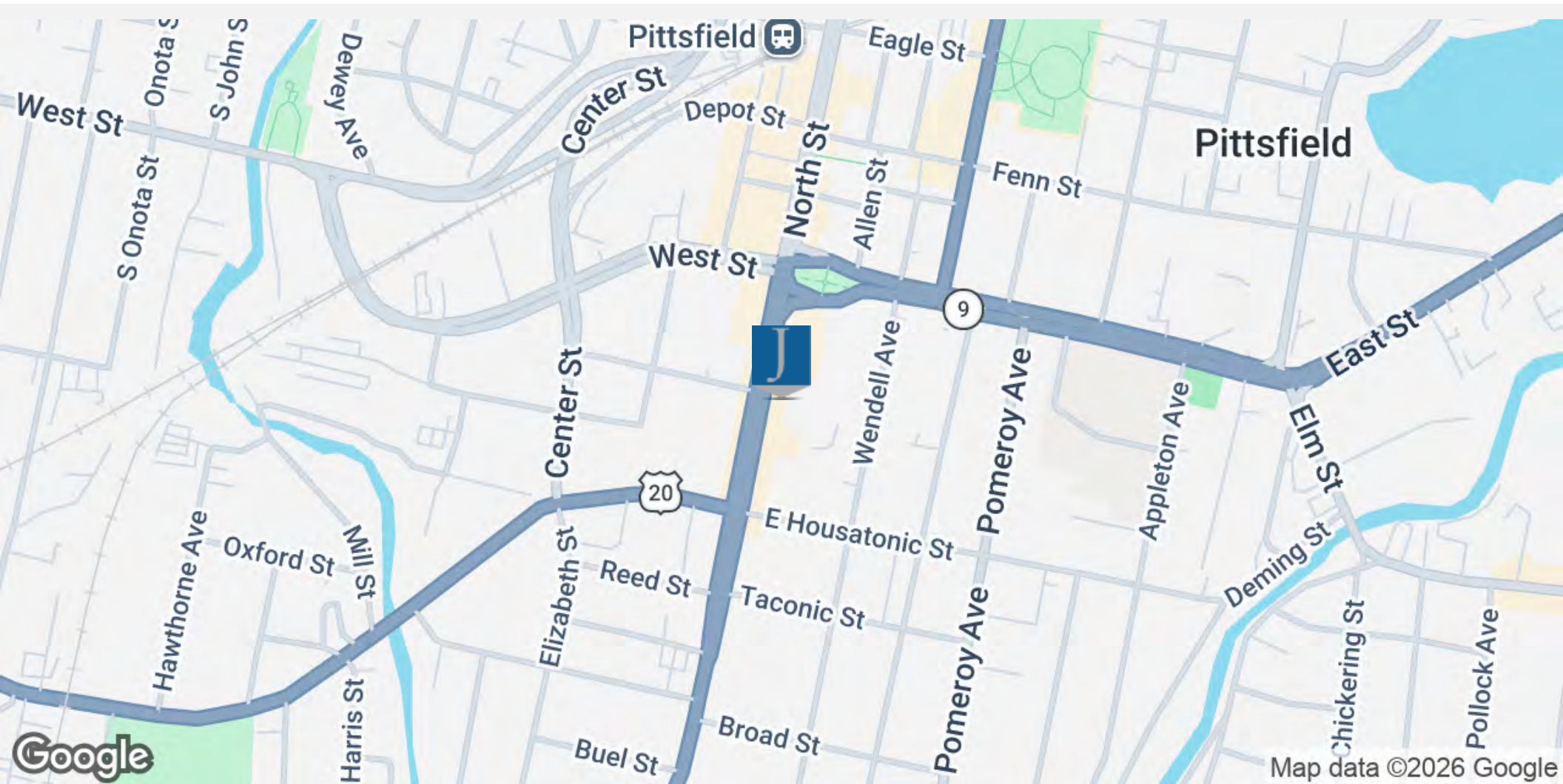
280 Bridge Street Springfield, MA 01103

jennings-re.com

HISTORIC PITTSFIELD OFFICE BUILDING

101 South Street Pittfield, MA 01201

Location Map



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



280 Bridge Street Springfield, MA 01103

jennings-re.com

HISTORIC PITTSFIELD OFFICE BUILDING

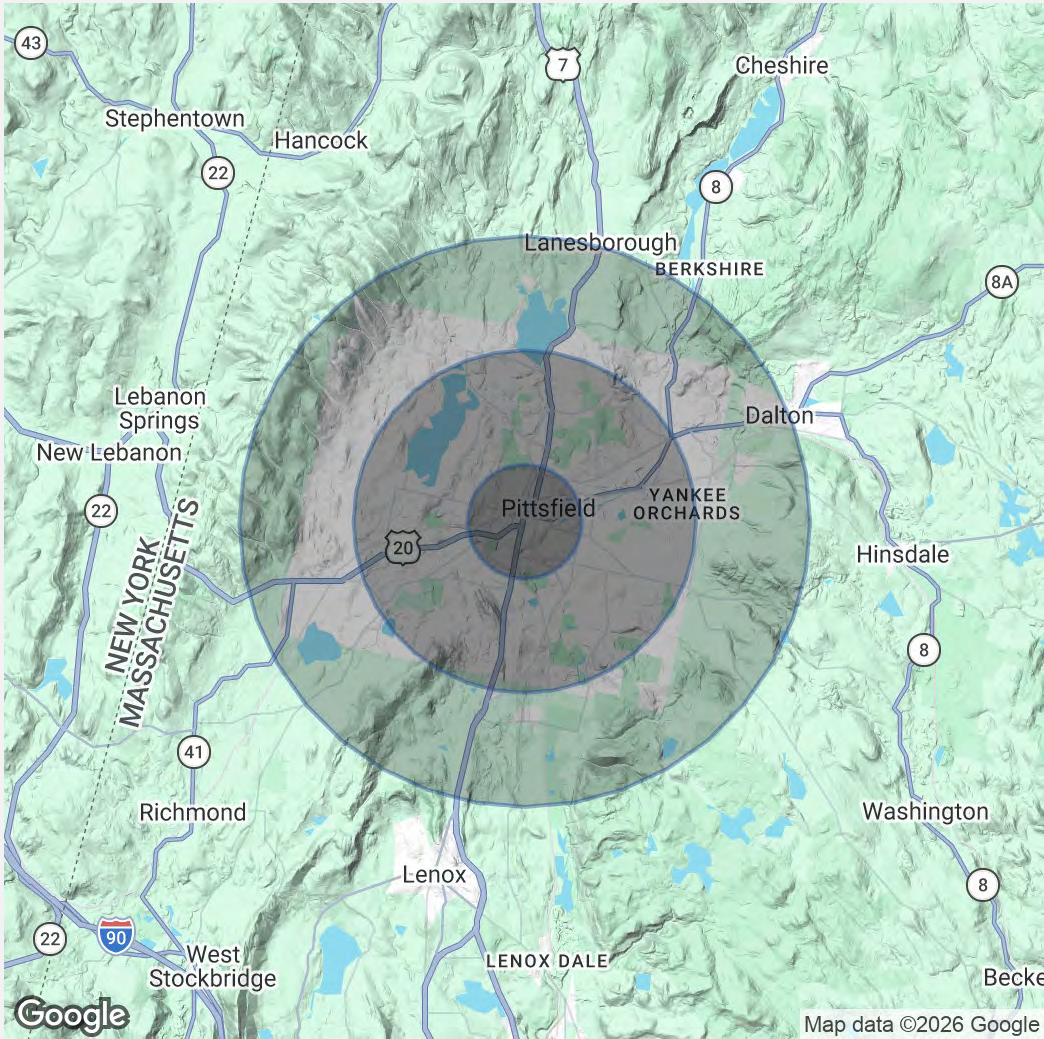
101 South Street Pittsfield, MA 01201

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,510	38,118	50,018
Average Age	39.4	42.9	45.3
Average Age (Male)	36.3	41.5	43.7
Average Age (Female)	41.3	44.1	46.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,305	17,077	22,422
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$67,975	\$93,996	\$97,148
Average House Value	\$245,790	\$253,226	\$272,690

2023 American Community Survey (ACS)



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

HISTORIC PITTSFIELD OFFICE BUILDING

101 South Street Pittfield, MA 01201

Disclaimer

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Jennings Real Estate Services, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is Jennings Real Estate Services, Inc., and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Jennings Real Estate Services, Inc.

Neither the Jennings Real Estate Service Inc. nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Jennings Real Estate Services, Inc. with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Jennings Real Estate Services, Inc. and the Owner disclaim any and all liability for representations without warranties, expressed or implied, contained or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Jennings Real Estate Services, Inc., nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting and offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Jennings Real Estate Services, Inc. from any liability with respect thereto.

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.

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

J



280 Bridge Street Springfield, MA 01103

jennings-re.com