



Medical Office Condo

55 Federal Street
Greenfield, Massachusetts 01301

Property Highlights

- 2,815 SF Medical Office Condo (Sub-lease)
- New Carpeting, Painted Walls and Exterior Finish
- Ample Onsite Parking
- Easy Highway Access

Property Overview

For Lease: 1000 SF to 2815 SF medical office condos in the historic Hayburne building located in downtown Greenfield. The property is located in the on Route 5 and approximately 1.3 miles to I-91. Ample onsite parking. This is a sublet. The landlord will leave furniture if needed as part of the lease.

Offering Summary

Lease Rate:	\$24.00 SF/yr (Full Service)
Building Size:	31,188 SF
Available SF:	1,000 - 2,815 SF
Lot Size:	1.45 Acres

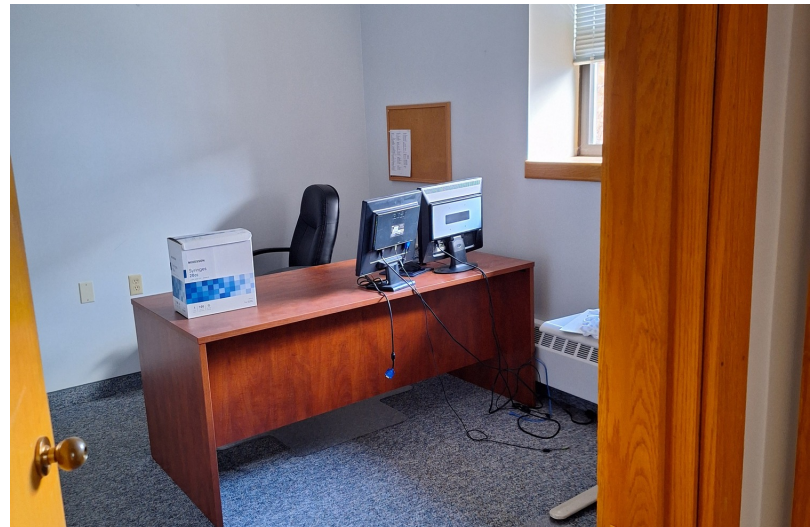
Demographics 1 Mile 3 Miles 5 Miles

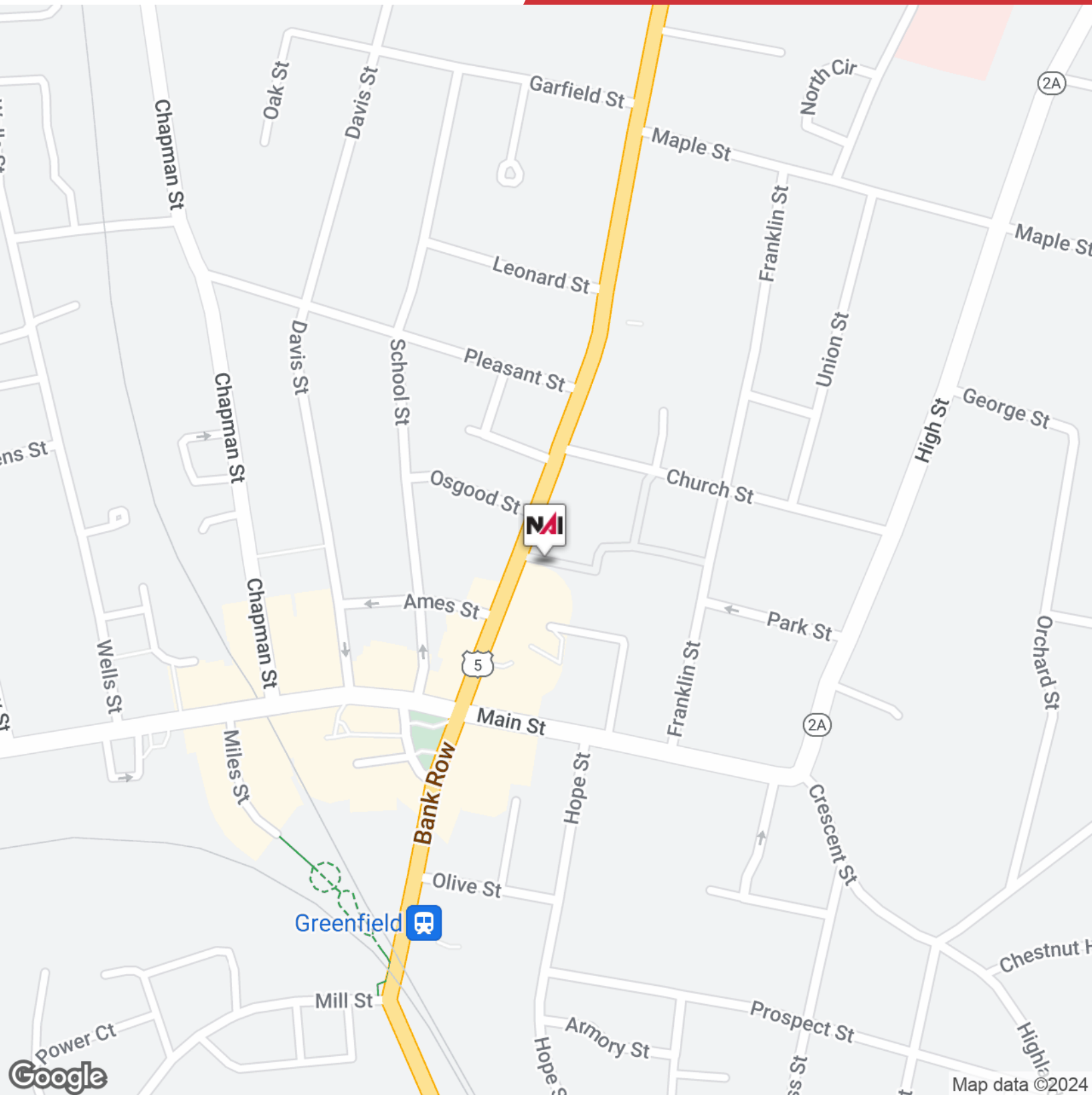
Total Households	4,724	10,710	15,549
Total Population	10,217	24,304	35,404
Average HH Income	\$47,576	\$51,898	\$55,332

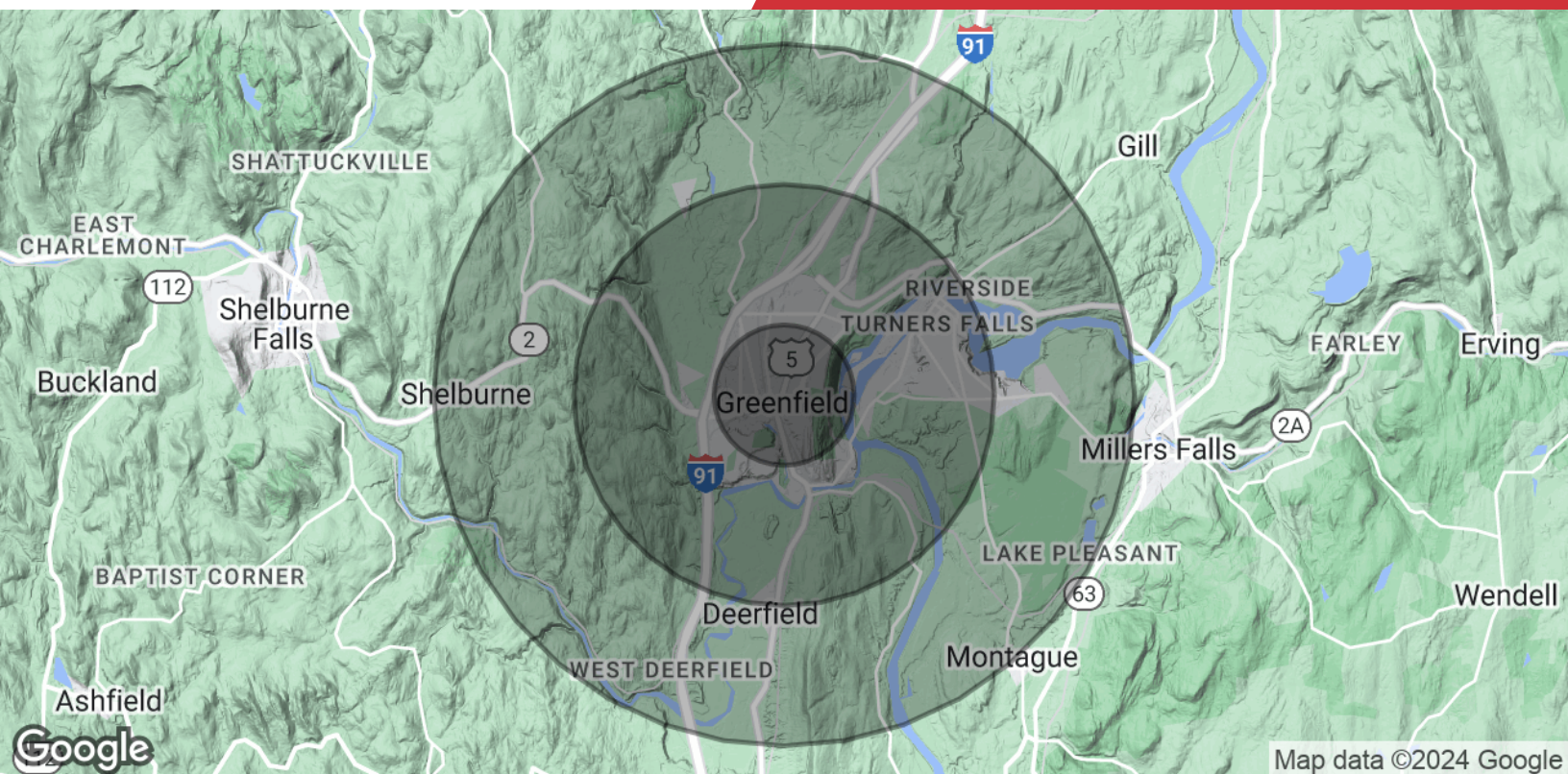
For More Information

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Population

	1 Mile	3 Miles	5 Miles
Total Population	10,217	24,304	35,404
Average Age	40.7	41.0	41.9
Average Age (Male)	38.1	38.7	39.9
Average Age (Female)	42.1	42.3	43.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,724	10,710	15,549
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$47,576	\$51,898	\$55,332
Average House Value	\$184,016	\$211,267	\$220,922

* Demographic data derived from 2020 ACS - US Census