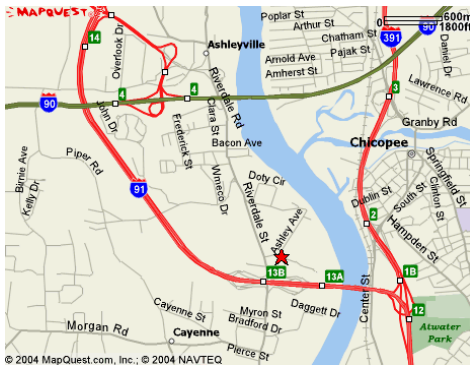


OUTSTANDING LOCATION

Capital Place is located at the crossroads of New England with easy access to Interstate and State highways. The regions colleges and universities provide a well educated and qualified workforce for your company.



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East Longmeadow, MA 01028

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Burack Realty

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CAPITAL PLACE

25-53 CAPITAL DRIVE
WEST SPRINGFIELD, MA

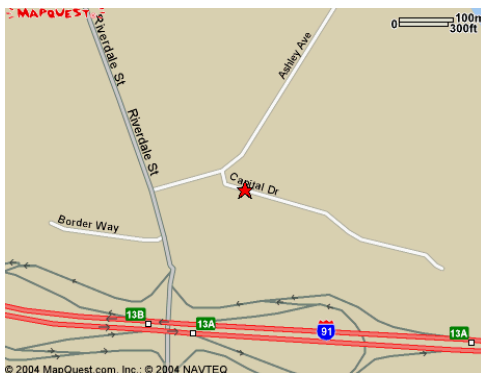


Tel: 413-537-4132

25-53 CAPITAL DRIVE



This one story contemporary multi-purpose building is located in the center of West Springfield's most rapidly developing area. During the past several years this area of Riverdale Street has been the focus of great commercial expansion. Careful planning has resulted in an aesthetically pleasing blend of businesses. The area is easily accessed by Interstates 90 and 91, route 5 is less than one mile away.



BUSINESS A ZONING

The complex is served by city water and sewer. The heating system is gas-fired hot air and the entire building is air-conditioned. The building is also fully sprinklered with a dry system. Tenants pay for all their own electric and heating costs. Free, ample, paved on-site parking is provided, as are private truck docks.



AMENITIES

The building is set back from the road and is surrounded with lush, mature landscaping. Each unit has dropped acoustical ceilings, florescent lighting, individually controlled HVAC systems and wall-to-wall carpeting and vinyl tile flooring combinations. Each unit has private restroom facilities and private entrances. Exterior walls are ribbed concrete with ample recessed bronze-glass windows. Each tenant has a private glass door entrance.

The contemporary design of this 33,600 square foot multi-purpose building mixes well with the style of the surrounding properties. The building is divided into 8 units ranging in size from 2200 square feet to 7090 square feet.



Address	Sq.Ft.
25	2500
27	2500
31	5000
37	4150
41	7090
47	5961
51	2200
53	4000

Contact Dan Burack for availability and competitive rates and terms.

*Brokers Protected



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