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<p style="text-align: center;"><u>FOR SALE</u></p> <p style="text-align: center;">\$249,900 (Office Condominium)</p> <p style="text-align: center;">175 State Street - Unit #4 Springfield, MA</p>	
<p>IMPROVEMENTS:</p>	<p>Five story elevated office condominium building containing about 17,710\sf of office \ retail space. There is total of five (5) office \ retail condominium units.</p>
<p>AVAILABLE / LAYOUT:</p>	<p>3,542\sf which consists of reception area, clerical area, kitchen & break room, 2 conference rooms, and 11 private offices in two suites, but could be easily reconfigured into one large suite or multiple suites of various sizes. See attached plan for layout.</p>
<p>CAPITAL IMPROVEMENTS:</p>	<p>Within past 12 – 14 years new double hung vinyl windows, roof, and boiler installed. Lobby area also remodeled. All as per owner.</p>
<p>CONOMINIUM DUES:</p>	<p>Monthly associations dues \$800, which includes Heat, Property Insurance, & Maintenance of Common Areas.</p>
<p>TAXES:</p>	<p>\$4,782.85 (13) \ \$398.57 per month or \$1.35/sf. Current tax rate is \$38.98 (13).</p>
<p>HVAC:</p>	<p>Central Gas \ Oil Steam Boiler. Heat included in condo fee pay by owners. Central electric air-conditioning that are separately metered to each of the five (5) units in the building.</p>
<p>PARKING:</p>	<p>There are four (4) on-site dedicated spaces adjacent to building on west side. There is also private parking lot attached to building on south side for additional parking at reasonable rates.</p>
<p>LEGAL REFERENCE:</p>	<p>Master Deed recorded 12\30\85 in Book 5980 \ Page 376. Subject represents 20% undivided interest. Current owners have owned for past 27 years.</p>
<p>PUBLIC TRANSPORTATION:</p>	<p>Public transportation available directly in front of the building on State Street.</p>
<p>ENVIRONS:</p>	<p>Property located in the center of Springfield's Central Business District – 2 blocks from State & Main Street. Site directly across from newly renovated MassMutual Civic Center & between the Hampden County and the Federal Courthouses. And just opposite new motel.</p>
<p>COMMENTS:</p>	<p>Property has excellent visibility from State Street and is ideal for lawyers needing access to courthouses & Registry of Deeds. Excellent access from I-91. Space can be easily subdivided providing additional income. Great Location – must see!</p>

KN\Listing\175 State St Spfld #4 4.10.13

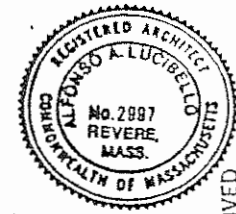
MAPLE PLACE ● 155 MAPLE STREET ● SUITE 306 ● SPRINGFIELD, MA 01105-1828

The above information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

I hereby certify that this plan shows the unit designation of Unit 4 being conveyed and immediately adjoining units, and that this plan fully and accurately depicts the layout of the unit, and it's location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built at 175 State Street Condominium 175 State Street Springfield, Massachusetts

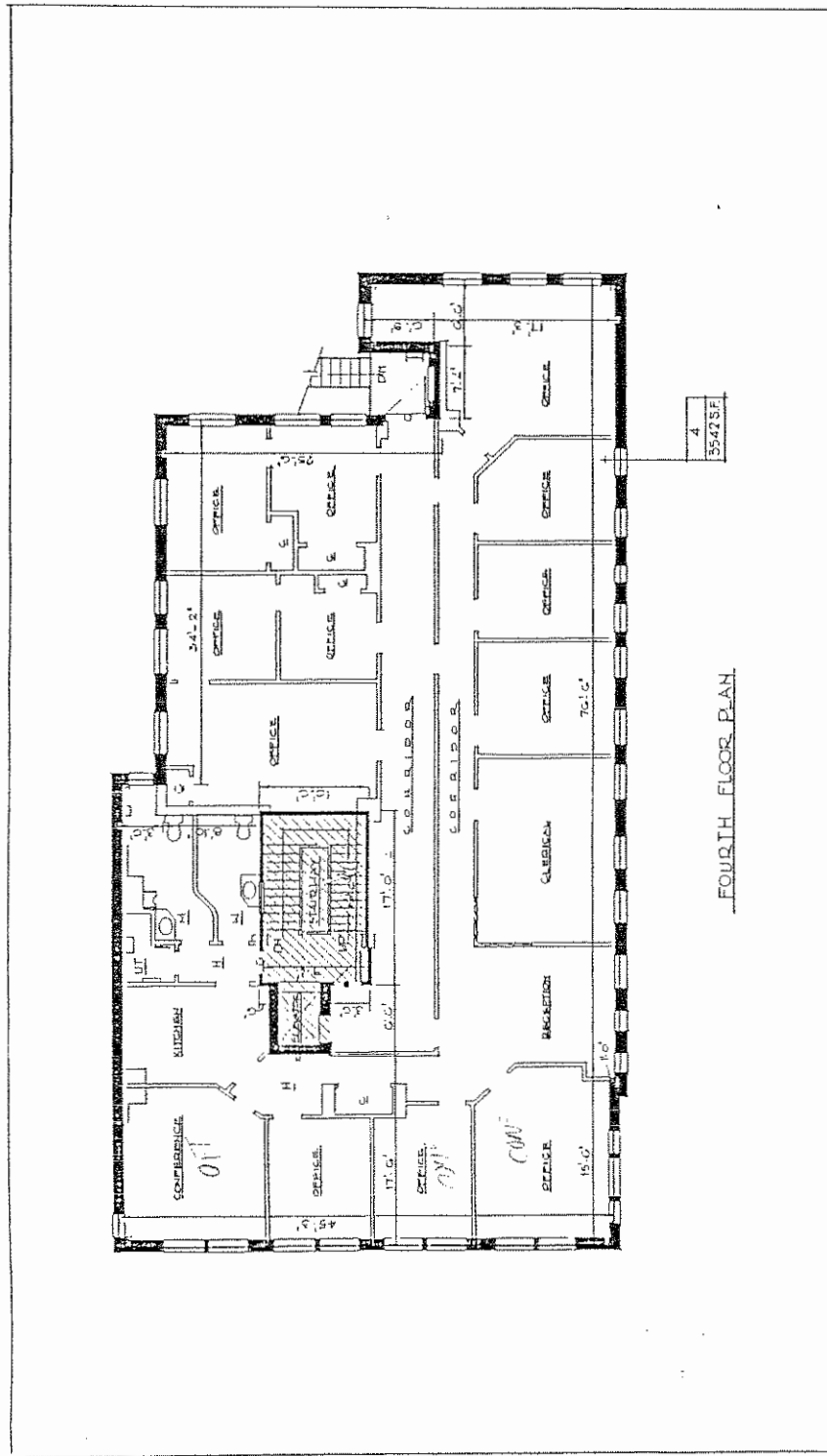
Alfonso A. Lucibello
Alfonso A. Lucibello, Architect, Mass. Reg. No. 2997

8/6/86
DATE



RECEIVED

NOV 18 1986
AT 11:38 H
REC'D FROM THE ORIGINAL



FOURTH FLOOR PLAN

THESE CERTIFY THAT THE ABOVE PLAN AND SPECIFICATIONS HAVE BEEN DRAWN AND PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MASSACHUSETTS AND THAT I AM NOT PROVIDING ARCHITECTURAL SERVICES TO OTHERS IN CONNECTION WITH THIS PROJECT.

LEGEND
 - HALLWAY
 - STAIRWELL
 - ELEVATOR
 - MEN
 - WOMEN
 - UTILITY
 - MECHANICAL
 - ELECTRICAL
 - PLUMBING
 - GAS
 - WATER
 - SEWER
 - DRAINAGE
 - SLOPE
 - FINISH

ELEVATION CHART

FLOOR	CEILING
FIRST	7'7"
SECOND	8'2"
THIRD	10'12"
FOURTH	11'2"
FIFTH	13'2"
SIXTH	14'2"

APPROPRIATE TO SHEET D OF G DATED MAY 15, 1985

SCALE: 1/4" = 1' - 0"

DATE: JULY 15, 1986

No. 2997 REVERE MASS.

ALFONSO A. LUCIBELLO ARCHITECT

COMMONWEALTH OF MASSACHUSETTS