



SALE PACKAGE

45 Round Hill Road
Northampton, MA 01060

Contact

Mitch Bolotin

P: 413-415-1200

C: 413-537-2020

E: mitch@regionco.com

LIC (MA): 134459

REGION CO LLC

Ben Bolotin

P: 978-540-0029

C: 413-530-3215

E: ben@regionco.com

LIC (MA): 9582125

REGION CO LLC



DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REGION CO LLC (d/b/a "Region Commercial") and should not be made available to any other person or entity without the written consent of REGION CO LLC. This Marketing Brochure has been prepared to provide summary, unverified, information and the information contained herein is not a substitute for a thorough investigation of all considerations concerning the purchase or sale of the Subject Property. By reviewing this document it is expressly understood that all parties should conduct their own independent analysis. REGION CO LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Buyers must verify the information and bears all risk for any inaccuracies.

REGION CO LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of REGION CO LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of REGION CO LLC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective Buyers. REGION CO LLC is a Massachusetts Limited Liability Company ("LLC"). All rights reserved.

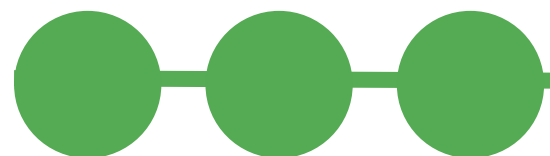
SUMMARY

Region Commercial Real Estate is pleased to present on an exclusive basis this approximately **33,872 square foot** building located on Round Hill Road in Northampton - the **Clarke School building** for hearing and speech.

The building currently houses administrative staff and a hearing center on the third floor. The other two levels are currently vacant, with perimeter rooms and many with private restrooms. The property has featured a variety of uses including educational, office, and housing. In total the property sits on **2.09 acres** with much of the parcel currently field/blacktop area for students.

With such close proximity to Smith College and downtown Northampton, and the remainder of their campus having been developed in 2011 to condos/office space, the property has tremendous potential for re-purposing as either a commercial tenant building or possibly housing.

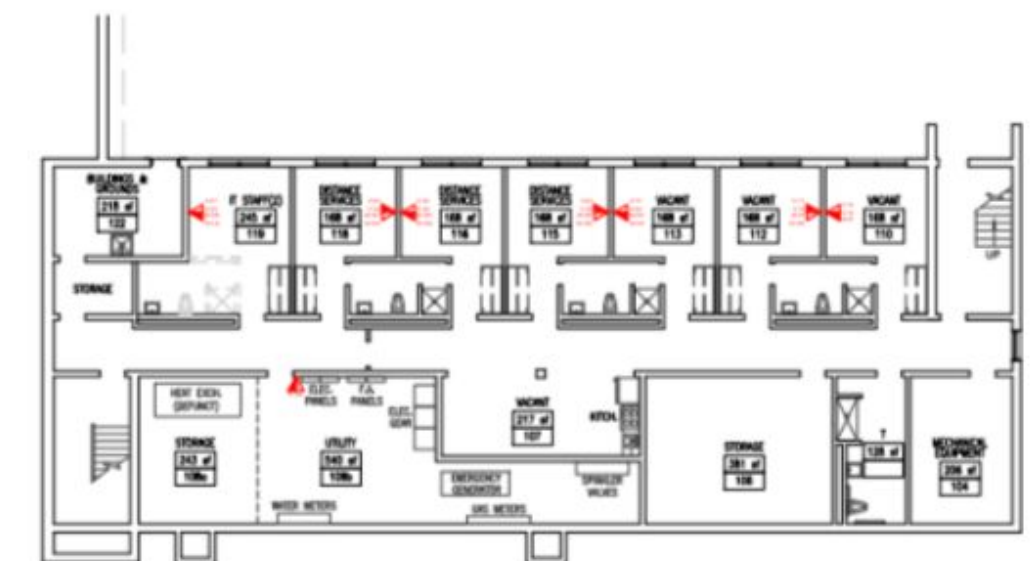
Please review the additional information page at the end including details on a Right of First Refusal (ROFR) on the property.





45 Round Hill Road

Total Acreage	2.09	Water	Municipal
Building Size (SF)	33,872	Sewer	Municipal
Year Built	1972	Gas	Yes
Stories	3	Zoning	URC
Foundation	Concrete	Frontage	±400 Feet
Heat Delivery	Hot Air	<div>PLEASE NOTE: Information provided here is based on records maintained by the city & town. All prospective buyers must conduct their own analysis to determine the subject property's suitability for their needs.</div>	
AC	Central		
Sprinklers	Yes (Wet)		
Roof	Asphalt Shingle		
Parking	3rd Floor Lot & at Rear		



REGION

COMMERCIAL

LOCATION



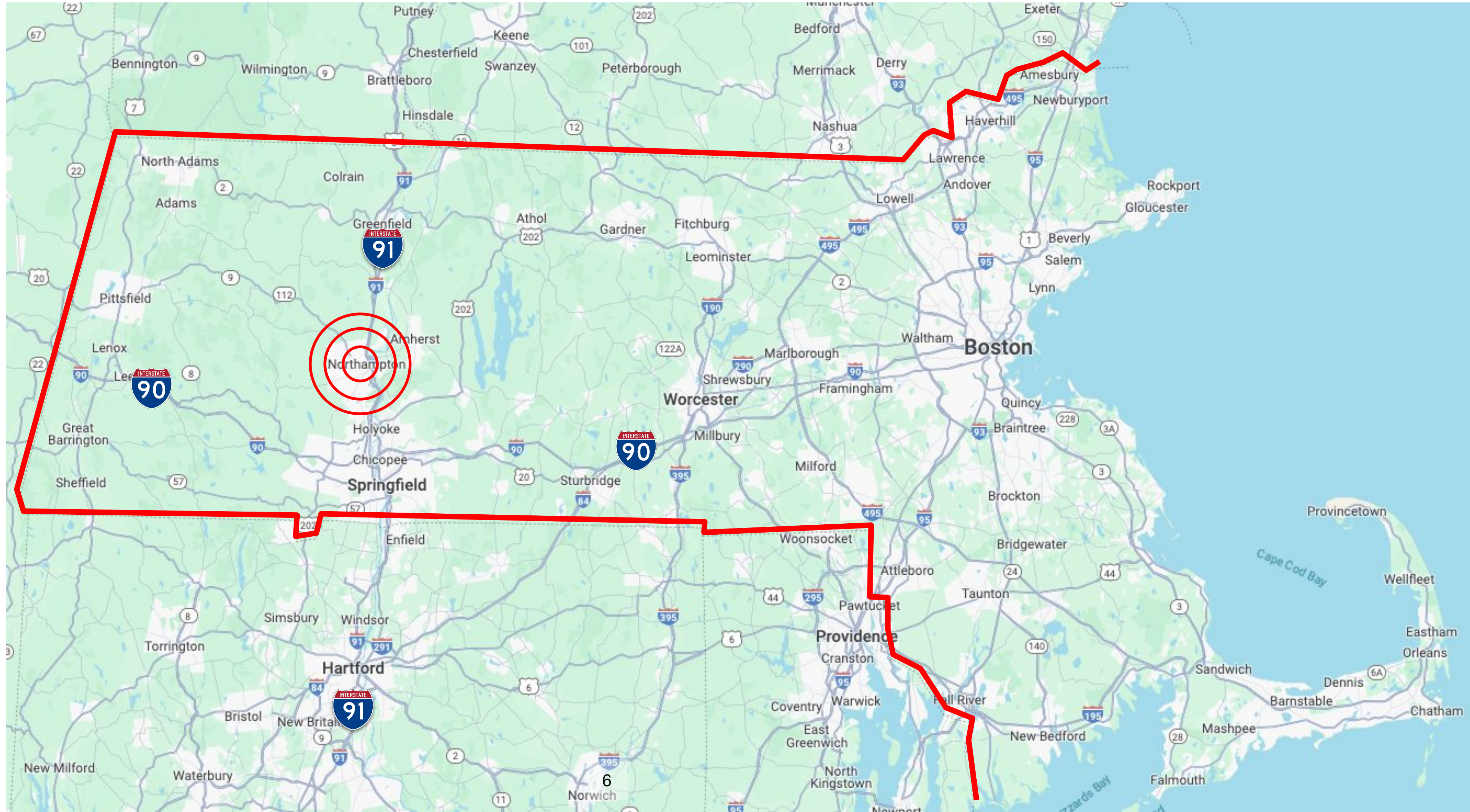
SPRINGFIELD
25 Minutes



HARTFORD
45 Minutes



WORCESTER
70 Minutes



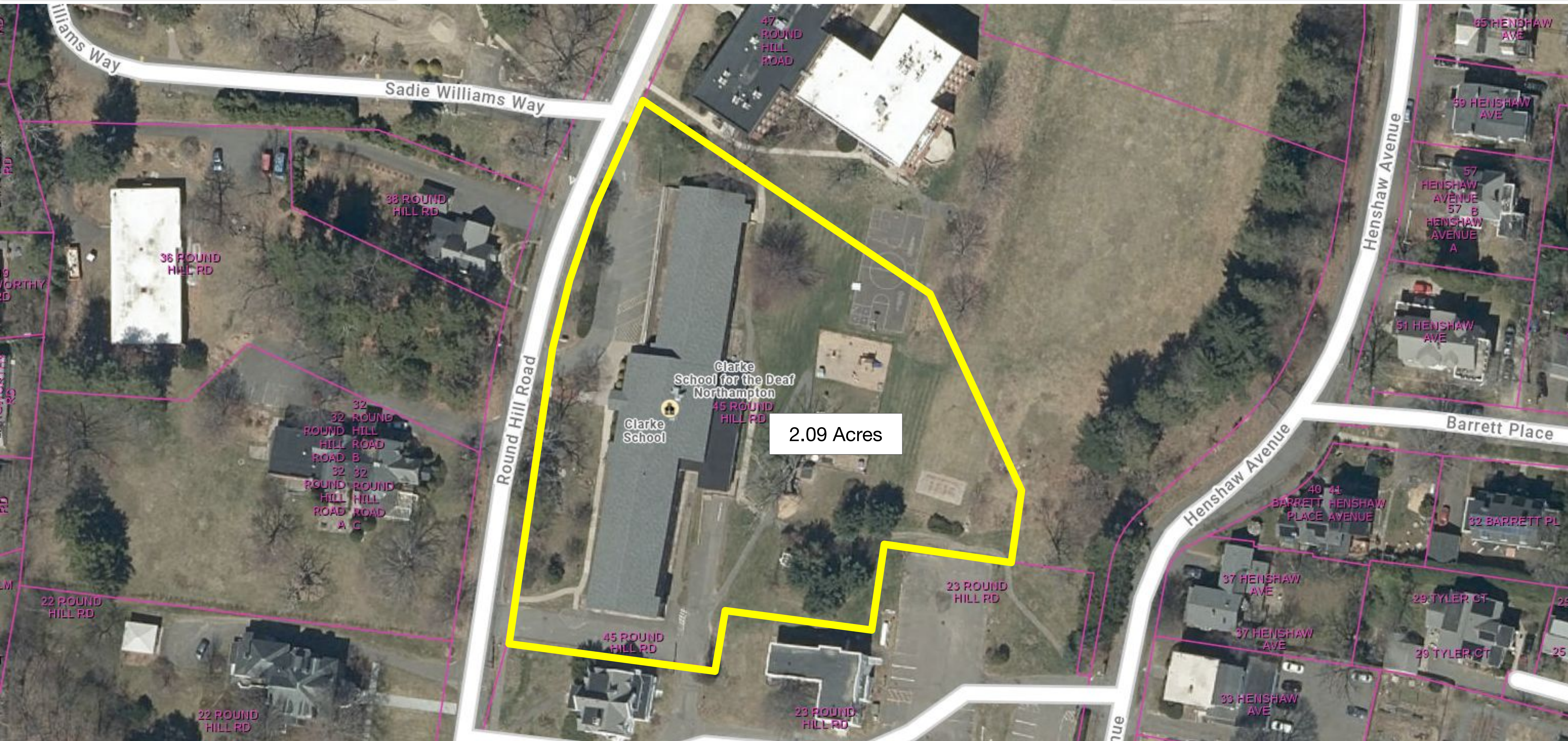
REGION

COMMERCIAL

45 Round Hill Road is situated in close proximity to Smith College and the vibrant downtown area of Northampton, as well as busy King Street retail corridor

LOCATION

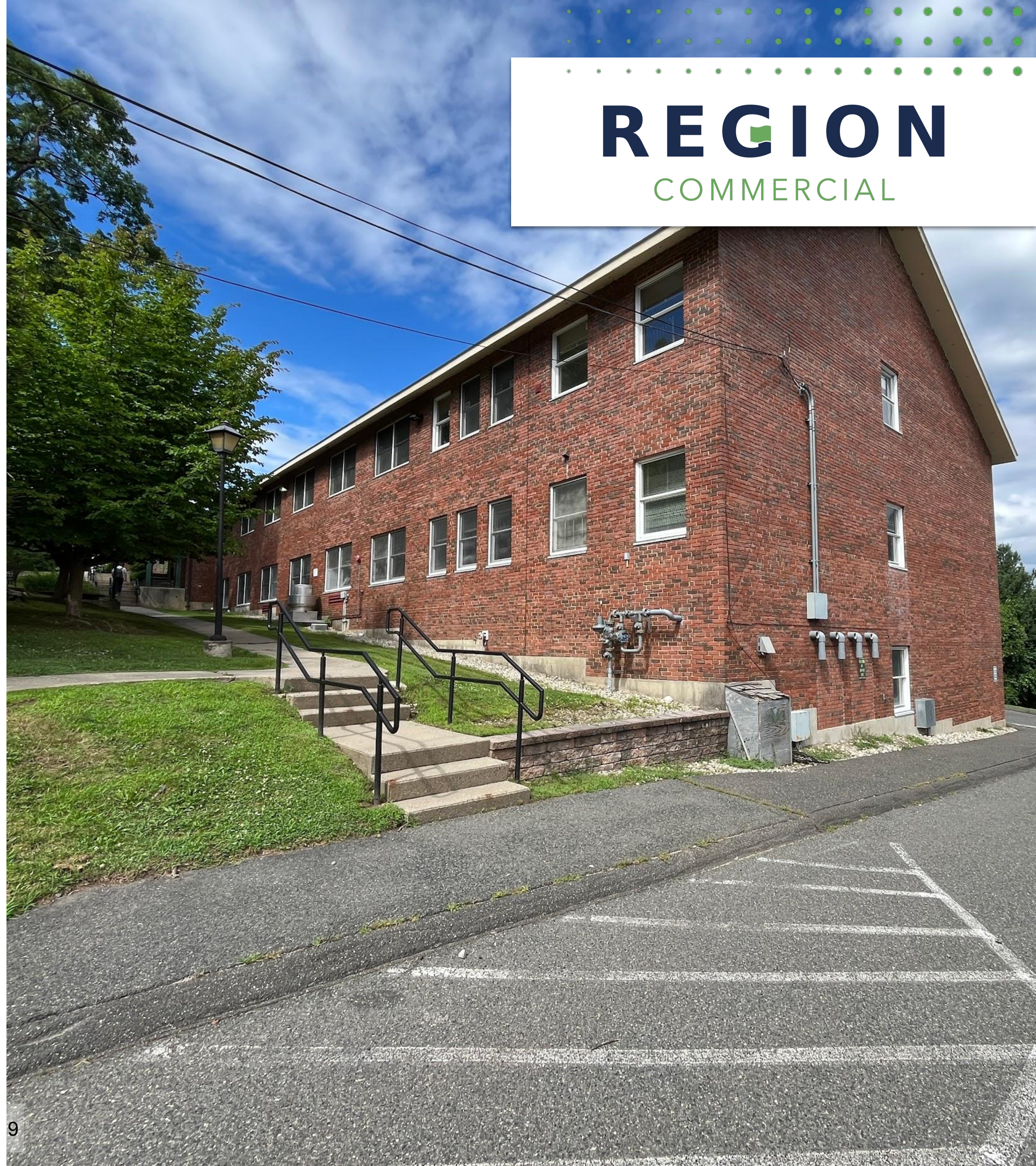






REGION

COMMERCIAL





REGION

COMMERCIAL





REGION
COMMERCIAL



REGION
COMMERCIAL



REGION

COMMERCIAL





REGION

COMMERCIAL





REGION

COMMERCIAL



Additional Information

- The sale of the building is not contingent on Clarke remaining on the third floor, however the school would be open to reviewing proposals that include the possibility of leasing back space post sale for a period of time.
- Please be aware that there are certain easement/access rights previously negotiated between Clarke and Smith College. Buyers must conduct their own analysis of this language as well as all recorded agreements associated with the property.
- Please be aware that Historic Round Hill Summit LLC has a Right of First Refusal (ROFR) for the subject property.



45 Round Hill Road

Northampton, MA 01060

Contact

Mitch Bolotin

P: 413-415-1200

C: 413-537-2020

E: mitch@regionco.com

LIC (MA): 134459

REGION CO LLC

Ben Bolotin

P: 978-540-0029

C: 413-530-3215

E: ben@regionco.com

LIC (MA): 9582125

REGION CO LLC

REGION
COMMERCIAL