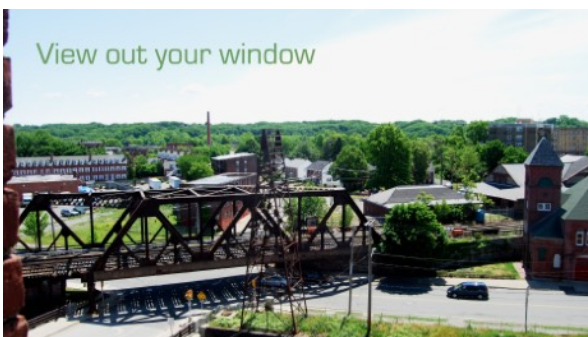


Office Space—Mill 4, Suite 417

912 Sq. Ft., Ready to Occupy



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4 Open Square Way

Holvoke, MA 01040

Mill 4, Suite 417, features 15-18' sandblasted maple ceilings, sandblasted brick walls, warm neutral carpet, custom cherry storefront and two interior offices with doors. Two large windows flood the office with natural light. Mill 4 features 24/7 security cameras and swipe card access and lots of parking. Rent includes free access to a shared conference room that comfortably fits 10 people.

Minimum three-year lease. Rent is \$13/sq. ft* annually or monthly installments of \$988 plus a share of heat and taxes. Heat and tax share is typically \$1.30-1.50 per square foot annually. Tenant to pay electric to HG&E (space is individually metered) and data to Comcast, Verizon or HG&E.*

*Actual terms and conditions at lease/purchase signing may vary