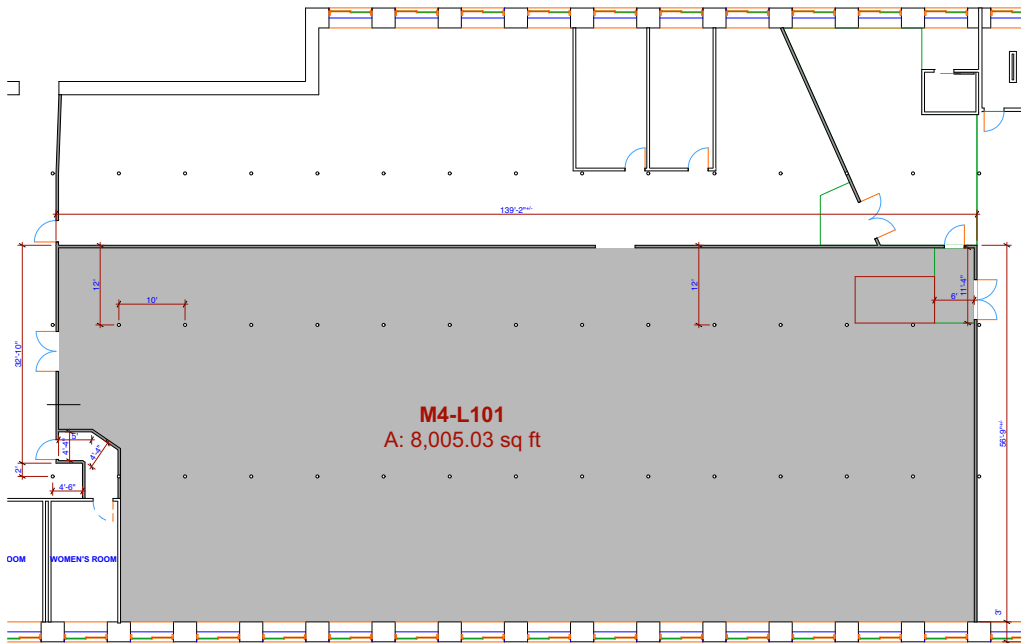


# Open Square Mill 4-L101

8,000 sq. ft., Canal Views, Ready to Occupy



Approximately 8,000 square feet on the Lower Floor of Mill 4. Concrete floor. 13' ceilings. Steam heat. Insulated windows. Tons of natural light. Low electricity rates. On-site parking. Bus stop on site. Access to multiple loading docks and freight elevators with quick access to regional highways.

Open Square is the vibrant home to a variety of business and retail tenants, and an event venue—all sharing the same great atmosphere and amenities. Due to on-site renewables (two hydro-electric turbines), our building is Zero Net Energy and is therefore the greenest location for your business.

This clean site also features high traffic visibility via Race Street (approx. 10,000 cars/day) and Lyman Street (approx. 5,000 cars/day). Lease Term of five (5) years minimum.

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

**OPEN**  
SQUARE

**OpenSquare.com**

marketing@opensquare.com

FB: OpenSquare

TW: @Open\_Square

413-532-5057 x206

4 Open Square Way

Holyoke, MA 01040