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## **Newly renovated Holyoke Professional Arts Center owned/developed by Cunningham Equities**

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The former home of Charles Koegels & Sons Company located at 306 Race St., directly across the canal from the new MIT/ UMass Massachusetts Green High Performance Computer Center, is being renovated from a 18,447 s/f manufacturing facility to a first class office building. Cunningham Equities, LLC is the owner and developer of the property. Architect for the project is Uncommon Architectural Places.

The first tenant, Sisters of Providence, Providence Prenatal Center, is expected to take possession in June. Tapestry Health, the other first floor tenant, is scheduled to take occupancy later this year.

The renovation will preserve much of the original post and beam architecture.

The second floor, whose old line shaft still hangs from the ceiling, measures 6,000 s/f and will be accessible by the new elevator and open staircase, is available for build to suit.

Up to 4,000 s/f of the lower level will also be available for build to suit. All of the building's mechanicals are being replaced along with new high efficiency windows.

Martin Kane of King & Newton Commercial Real Estate is the leasing agent for the building.

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