LeBlanc of KW Commercial named exclusive leasing agent for 18,000 s/f medical/dental building in East Longmeadow

May 19, 2017 - Front Section

East Longmeadow, MA KJTS, LLC with Dr. Kevin Coughlin, manager and Associated Builders of South Hadley have received final town approval for a $2.5 million class A, 18,000 s/f medical/dental building to be built at 250 Main St. A groundbreaking will be held in late spring. Expected completion is set for this December. The new building will be located in the office/retail corridor on North Main St. (Rte. 32).

This is an excellent location with the building-use fitting in with the surrounding businesses and it's the last buildable lot in this section. It's a plus for the town as the tax revenues generated will likely be in the $30,000 range vs. the $5,000 on the presently undeveloped parcel.

Associated Builder's site design makes maximum use of the sloping land by having an aesthetically looking upper level visible from the street and a full lower level; both with their own entrances, off-street parking lots and elevator. The building will be ADA compliant and each office space will be individually controlled with the latest energy- efficient HVAC systems.

Tentatively, the office spaces are set up with two offices per floor, ranging in size from 3,300 s/f up to 7,000 s/f (also sub-dividable). New tenants will be able to coordinate their individual office, exam rooms, lab, dentistry setups, reception area needs with Associated Builder's designers providing for a more efficient and less costly approach to the space buildouts.

Keller Williams (KW) Commercial of Longmeadow has been chosen as the exclusive leasing agency for the project with Richard LeBlanc CCIM, associate partner, coordinating the marketing efforts. Pre-construction leasing has already begun which will allow any medical/dental facility ample time to negotiate and plan their business expansion goals.