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Bongiorni of Pioneer CRE facilitates sale of six-story office/retail building

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Holyoke, MA Paul Bongiorni of Pioneer CRE facilitated the \$385,000 sale and partial leaseback of 378 High St. in downtown. The building's ground level houses a KeyBank branch, with five stories of commercial space above it, totaling 24,000 s/f of space. The seller, KeyBank, will retain their space.

Way Finders, a local nonprofit developer, was the buyer. Way Finders has acquired several other underutilized properties in the immediate vicinity as part of a larger redevelopment plan.

In 2024, a team of UMass Amherst students, in collaboration with students from Clark University and Wentworth Institute of Technology, won first-place in the Federal Home Loan Bank of Boston (FHLBank Boston) 24th Annual Affordable Housing Development Competition. Their winning proposal, called High Street Homes, aimed to redevelop several of the properties within the 378 High St. block into mixed-use and communal green space.

Bongiorni and Pioneer CRE were selected by JLL in Chicago as the local broker for the sale.

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