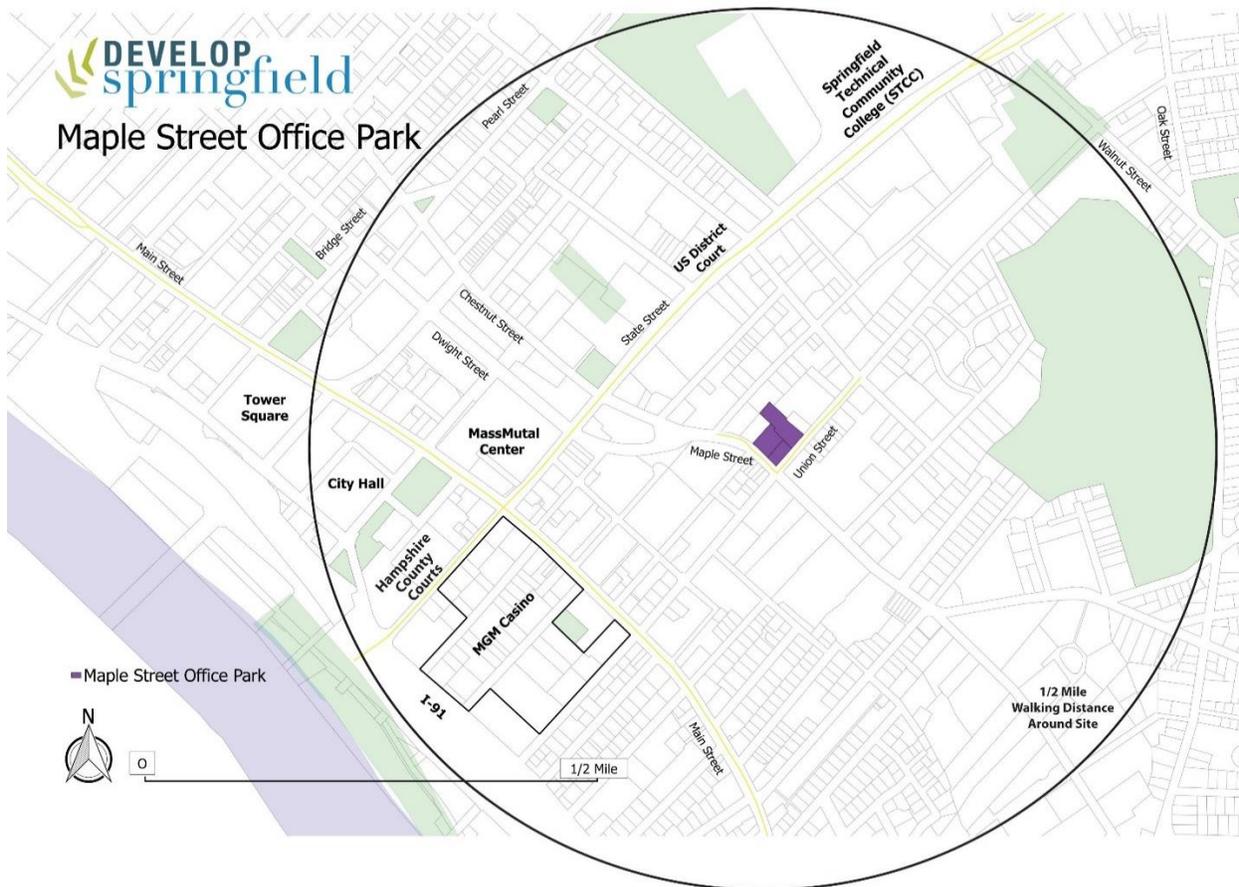
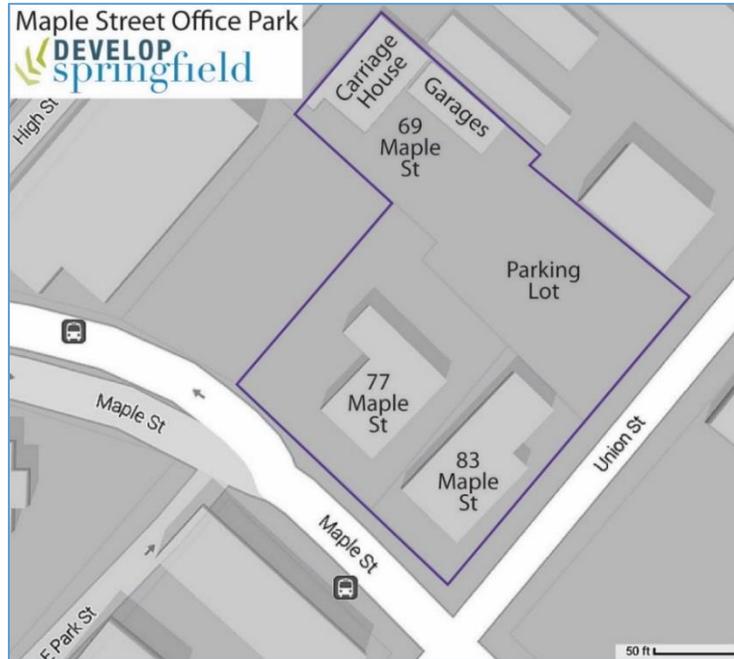


Lower Maple Business Park

Lower Maple Business Park Overview

The Lower Maple Business Park is one of Springfield’s newest and most desirable professional business addresses. The Park features 13,000 square feet of unique office space with ample parking, ideally positioned on the heavily travelled Maple Street corridor within walking distance of the Courts, City Hall, MGM and the Central Business District. One-of-a-kind office suites have been thoughtfully designed to fit within some of Springfield’s most cherished historic buildings including the landmark Ansel Phelps House at 83 Maple Street and the former Female Seminary at 77 Maple Street. The site also includes six commercial garages and a two-story carriage house with a double bay garage that is ideal for a contractor or other small business that values attached indoor parking. 83 Maple Street is now fully leased. The carriage house at 69 Maple Street is currently available. 77 Maple will be available in mid-2017.





Lower Maple Business Park

83 Maple Street Ansel Phelps–Solymon Merrick House



83 Maple Street is the site of an architecturally significant Greek Revival style home originally built in 1841 for Solymon Merrick, the inventor of the monkey wrench, and later owned by Ansel Phelps, the fourth mayor of Springfield. The rehabilitation of 83 Maple Street included converting the building to Class A professional office space with a new parking lot on the adjacent vacant Union Street lot. The building consists of 4,200 square feet of completely redeveloped office space. The building is now fully leased.

77 Maple Street



Built in 1832 as a school for girls, the former Springfield Female Seminary is the oldest building on the Maple/Union Street block and is the oldest school structure in Springfield. It was built by Simon Sanborn, Springfield's master builder. The 2&1/2 story Federal style building consists of 7,343 square feet of space that will be fully renovated into Class A professional office space. The building features large windows and spacious rooms lending themselves to flexible, open floorplans. The building is served by existing parking as well as the new parking lot behind, at 234 Union Street.



69 Maple Street Historic Carriage House

Built in the late 1800s as a carriage house to an older building along Maple Street that was torn down in the 1970s, the 69 Maple Street Carriage house provides 1,500 square feet of second floor office space and 1,570 square feet of ground floor Flex Space, including a 907 square foot area suitable for workshop or storage use and a 667 square foot 2-bay garage. The Carriage House was renovated in 2014. The renovations included a new roof, kitchen and flooring throughout. The adjacency of the flex space and garage to the office space is a rare amenity that will be attractive to contractors and others with a need for both office and storage/workshop space. The office space features a large cathedral-ceiling reception room, two individual offices (one large office with a cathedral ceiling and one smaller office), ample closet storage space, and a kitchen with room for informal meetings or break room.

