ALLEGRONE
REAL ESTATE
SINCE 1921

PROFESSIONAL OFFICE SPACE & SHOW ROOMS

150 Pittsfield Road | Lenox, MA



BERKSHIRE DESIGN CENTER

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Environmentally responsible, thoughtfully designed and conveniently located, the Berkshire Design Center (BDC) is the new standard for collaborative, creative, efficient office space in the Berkshires.

If you envision a comfortable work environment that reflects the value of social equity, conservation and green community philosophy, the benefits are clear. With its unique design and location exposure, shared event and conference spaces, and light filled open design, BDC will be the ideal atmosphere to showcase your new or growing business or service.

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CO-LOCATE WITH BERKSHIRE'S CREATIVE BUSINESSES

Within BDC, the term *Design* represents the holistic backbone of every business type.

Whether you're an established entity, need a show-room or satellite office, or a promising start-up, you can connect with like-minded professionals to build your industry:

- Product showrooms
- Financial Services
- Real Estate
- Technology
- Home furnishing and interiors
- Freelance and Startups
- Architectural, Engineering, Construction
- Visual Arts & Graphics

The natural foot-traffic attracted by tenants in BDC benefit a positive business ecosystem that will help connect unsuspected consumers to your business.

We welcome you to join our community!







FIRST FLOOR SUITES & INFORMATION



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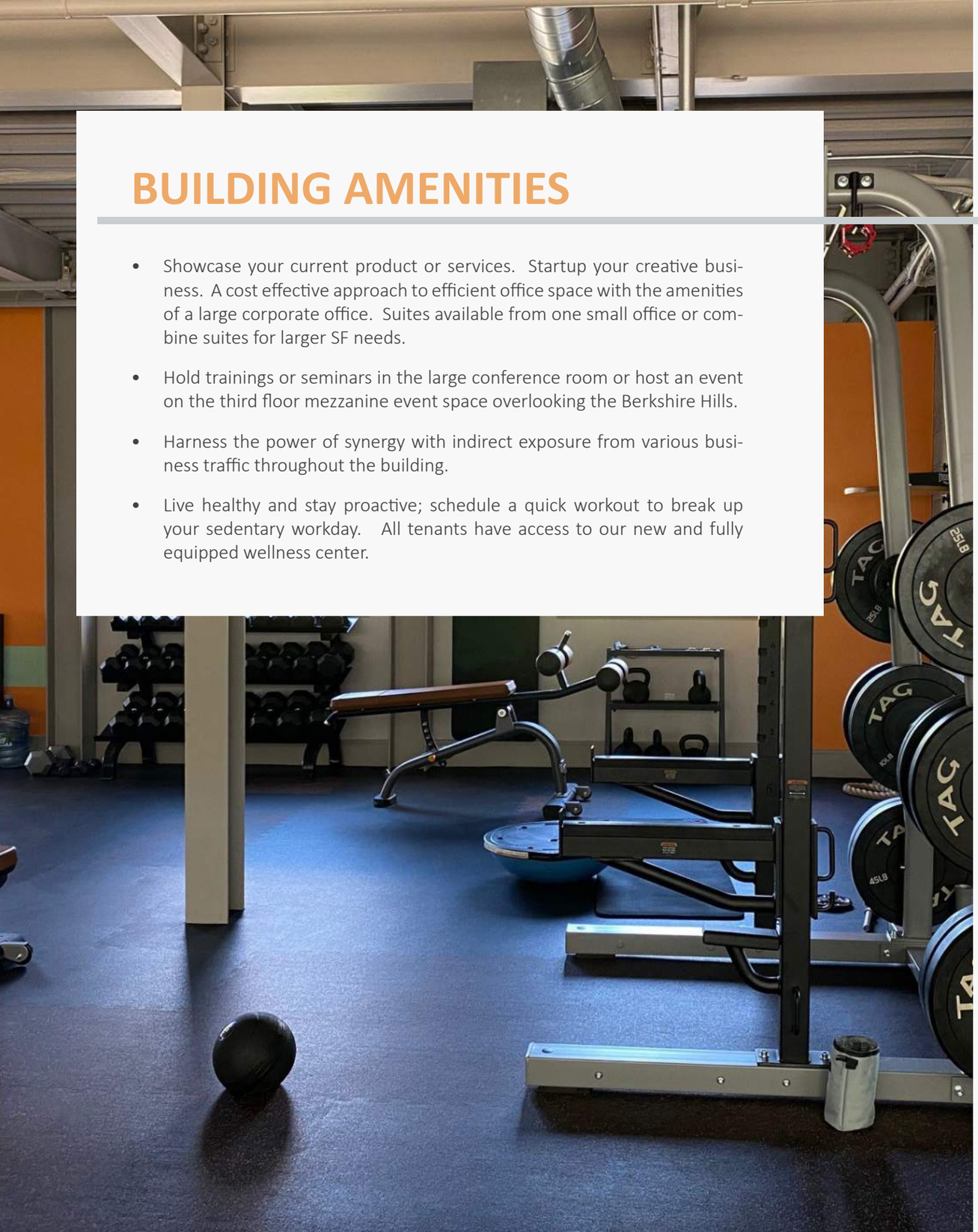
Berkshire Design Center has 13 suites for lease and occupancy.

Large window frames align the inner corridors and outer walls, allowing natural light to radiate through the building. The corridor frames allow high visibility for guests touring the building; perfect for marketing and consumer access. The contemporary design will leave a great first impression for potential clients and partners.






EXIT



BUILDING AMENITIES

- Showcase your current product or services. Startup your creative business. A cost effective approach to efficient office space with the amenities of a large corporate office. Suites available from one small office or combine suites for larger SF needs.
- Hold trainings or seminars in the large conference room or host an event on the third floor mezzanine event space overlooking the Berkshire Hills.
- Harness the power of synergy with indirect exposure from various business traffic throughout the building.
- Live healthy and stay proactive; schedule a quick workout to break up your sedentary workday. All tenants have access to our new and fully equipped wellness center.

GREEN FEATURES

In addition to reducing carbon footprint and savings on utility costs, occupants will benefit from optimal indoor air quality, natural lighting, and thermal comfort yielding a more productive and comfortable work environment.

SUSTAINABLE SITE

- Minimal impact on storm water system and ecosystems
- Six acres of pervious outdoor greenspace to reduce heat island and great for gathering and outdoor meetings
- High solar reflective index roofing and outdoor roof space

WATER EFFICIENCY

- Smarter use of water, inside and out
- Efficient fixtures and water-conscious landscaping

ENERGY & ATMOSPHERE

- Energy-wise strategies: renewable and clean
- Air sourced heat and cooling with constant fresh air recovery
- LED lighting with occupancy sensors and timers, monitored systems
- Prepped for future photovoltaic solar

MATERIALS & RESOURCES

- Promoting waste reduction, reuse and recycling
- Regional and recycled content materials

INDOOR ENVIRONMENTAL QUALITY

- Optimal indoor air quality and ventilation with continuous fresh air change over and ERV
- Abundance of natural daylight and views
- All low emitting and VOC materials used



DRAMA AND ILLUMINATION

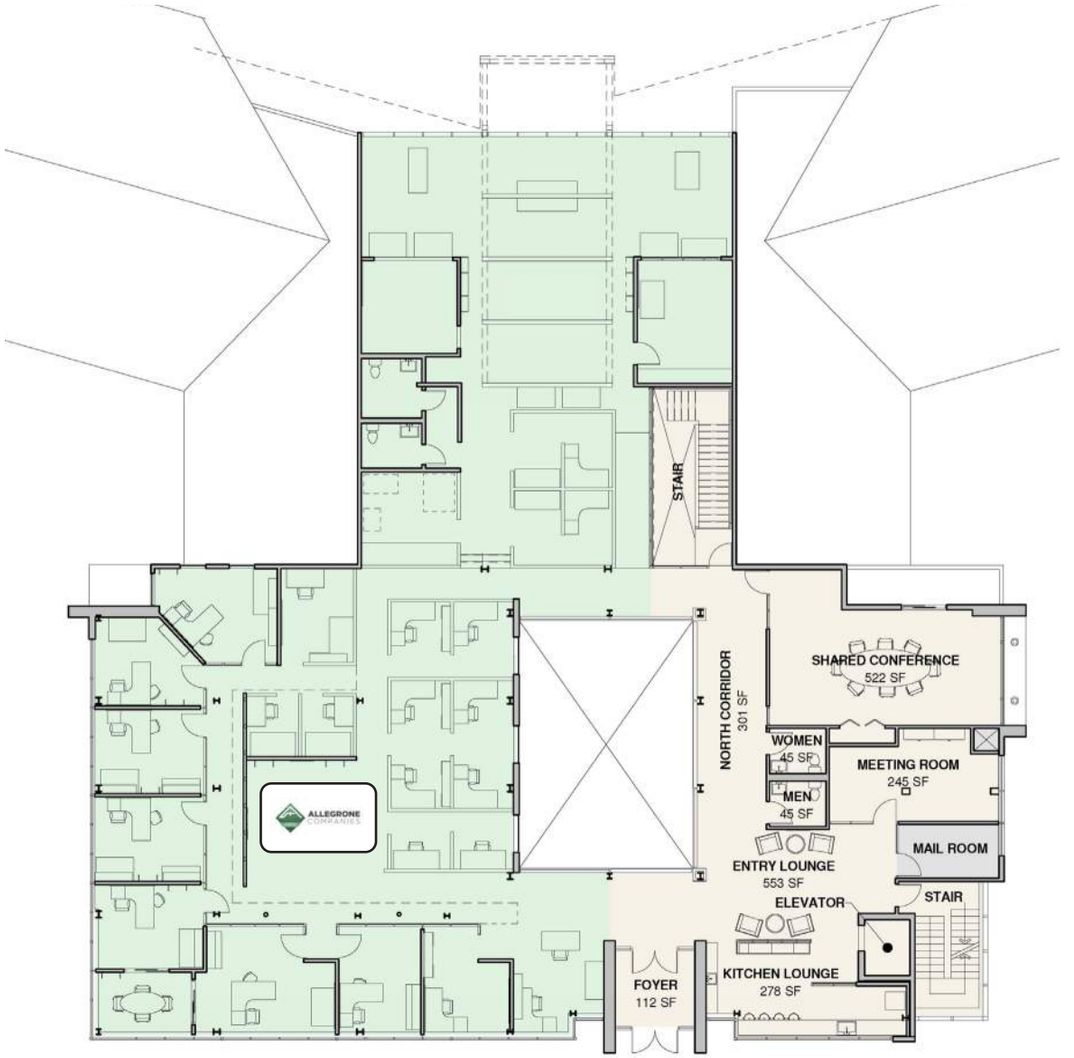
BDC's three story glass atrium and copious curtain-wall glazing allow a dazzling flow of natural light to illuminate the common spaces.





SECOND FLOOR INFORMATION

The second floor of the center provides an open kitchen and cafe area, conveniently located near the center's spacious conference room. The area serves as an enjoyable common space for tenants to relax and network with other professionals in the building.



MEZZANINE SPACE AND CONFERENCE ROOM

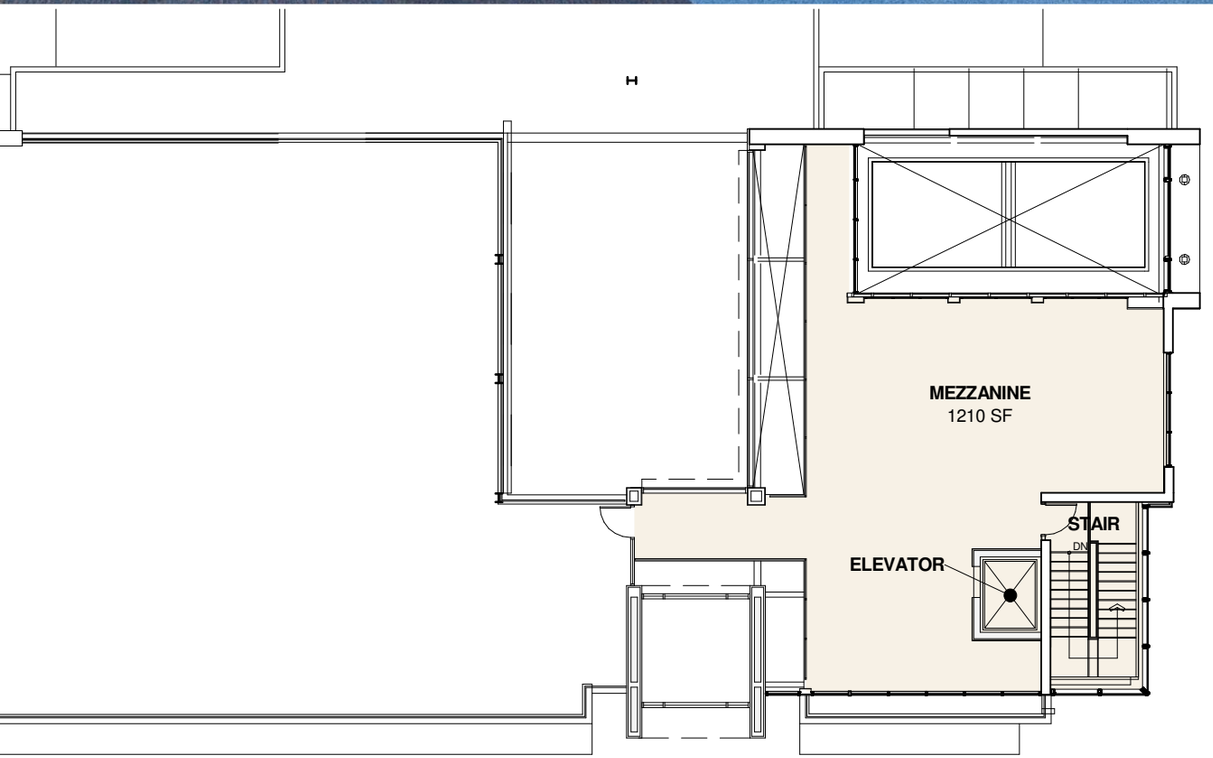
Businesses have the privilege to utilize the impressive, high ceiling conference room and top floor mezzanine event space. The room's dramatic high ceiling and large open windows set a prestigious ambiance to the simplest meetings.

The enclosed Mezzanine space on the rooftop of the Berkshire Design Center is ideal for hosting private events and riveting seminars with an abundance of natural light to illuminate the room.

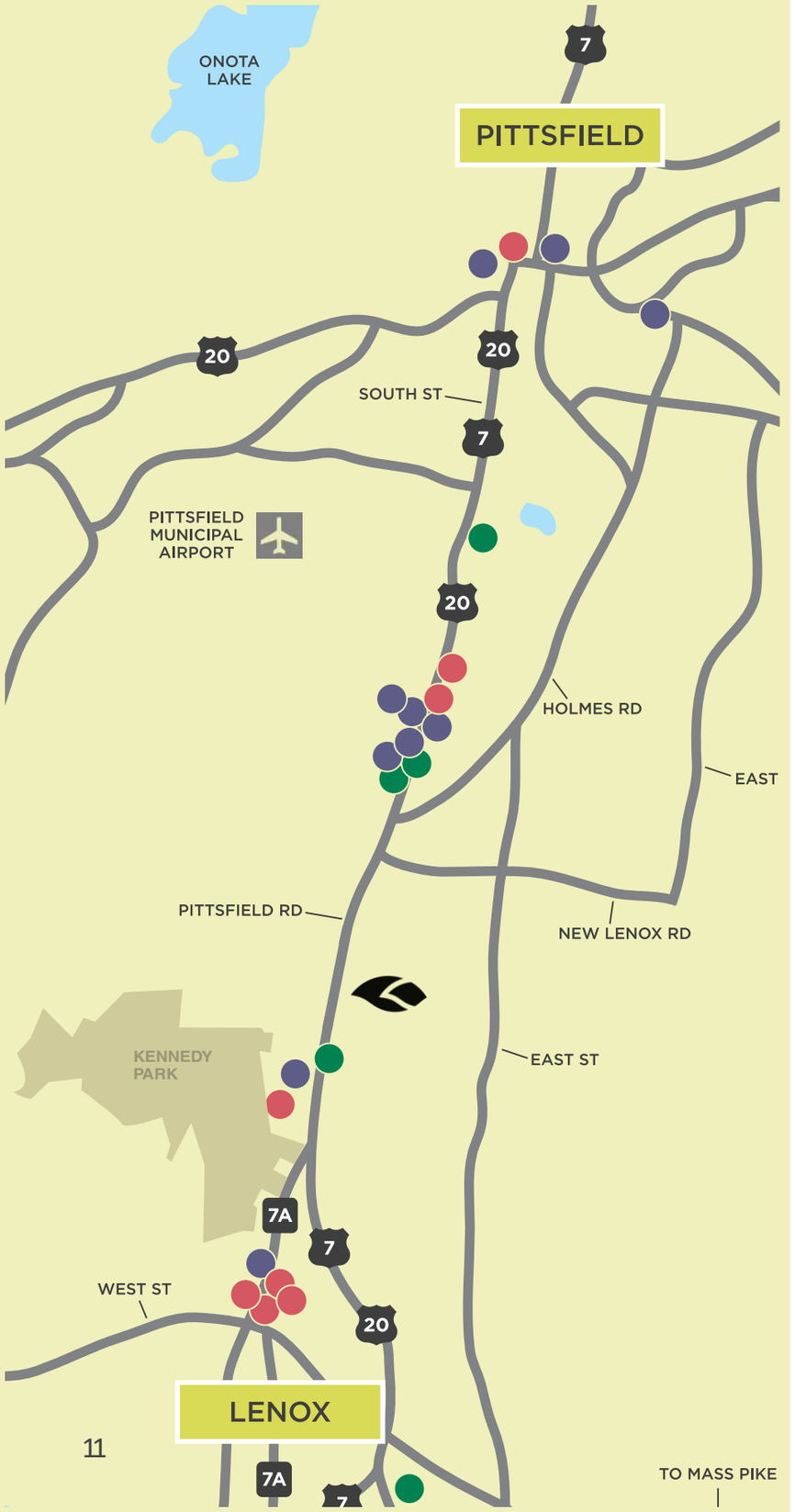
Tenants and local businesses are welcome to host the space for catered events, product seminars, art shows, conferences, everything and anything to impress your clients and business partners.






MEZZANINE
1210 SF
STAIR
DN
ELEVATOR





LIFESTYLE AND AREA INFORMATION

Entrepreneurship and creativity drive new businesses to take root in the picturesque region of the Berkshires. A sense of peace, tranquility, and authenticity paint the unique lifestyle of this colorfully historic township.

Berkshire Design Center is located in Lenox, a vibrant town in the heart of the Berkshires. Major cultural attractions draw visitors from all over. Berkshire business owners appreciate the low cost, abundant space, and vivid network of resources that this area provides.

Area amenities promote an active and healthy lifestyle. Ride your bike to work or take a midday break to explore Kennedy Park across the street. Make use of the shower area facilities to accommodate a pre, post, or midday activity.

Health & Fitness Snapshot

- Kennedy Park
- Arcadian Outdoor Shop
- Cranwell Resort Spa and Golf Club
- Lenox Fitness Center & Spa
- Pittsfield Country Club
- Jiminy Peak Mountain Resort
- Aspinwall Equestrian

Convenience Snapshot

- Guido's Fresh Marketplace
- Aspinwall Lenox Shops
- Spirited Wines
- Market 32
- NBT, Berkshire and Lee Bank
- CVS Pharmacy

Café & Eatery Snapshot

- Chocolate Springs
- Haven Café
- Mazzeo's Ristorante
- Jae's Asian Bistro
- Alta Restaurant
- Prime Italian Steakhouse
- Lenox Coffee
- Frankie's Ristorante
- Café Lucia
- Firefly Bistro
- Church St Café
- Bistro Zinc
- Brava Wine Bar
- Shots Café
- Old Heritage Tavern
- Nudel Restaurant

CREATING A SUSTAINABLE LEGACY FOR YOUR BUSINESS

Allegrone Companies purchased the foreclosed and abandoned building in Lenox, known as the Eaglewood Motel, to house its new corporate main offices, in conjunction with providing class A office suites.

The Berkshire Design Center is built under the care and thoughtful design of a firm that takes pride in building relations with its clients and its community. This renovation was one of only 16 economic development initiatives across the state during the recession. With help from the state's Economic Development Incentive Program, MassDevelopment issued Allegrone a multimillion dollar Recovery Zone Facility Bond to fund the redevelopment of the site into BDC.

Allegrone collaborated with local teams of highly valued architects, engineers, and local field contractors for this development, combined with long-term financing solutions for expanding capacity and sustainable growth. Allegrone Companies, 75+ employees are the first tenant to have a new home on the second floor of the center.

"This building is to exemplify a sustainable development that contributes to the overall smart-growth plan of the municipality to provide a better-quality-of-live work balanced environment for our employees"

- Louis E. Allegrone, Principal | Allegrone Companies





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