

# I-290 Connector

115 NE Cutoff, Worcester



PREMIER 130,000 SF  
FLEX/LAB/OFFICE BUILDING



I-290Connector Pre-renovation View

## Worcester's Premier Flex/Lab/Office Building

Kelleher & Sadowsky Associates Inc. is pleased to introduce the I-290Connector which is a premier 130,000+-square foot two-story flex/lab/office building in Worcester, MA.

The former Allegro MicroSystems building is in the process of being transformed to be a versatile, state-of-the-art building suitable for a single user or multiple tenants. Chacharone Properties is in the process of making significant capital improvements to this building designed to satisfy the most discriminating tenant requirements.

The exceptional highway access makes this property extremely desirable to any company's workforce or its distribution channels. The parking ratio on site (4.58 per 1,000 SF) is one of the best in the City of Worcester.

The zoning is extremely flexible and can accommodate several different uses. The property is minutes away from the UMass Medical Center, The Reactory biomanufacturing campus, and the growing Amazon Robotics Innovation Hub.

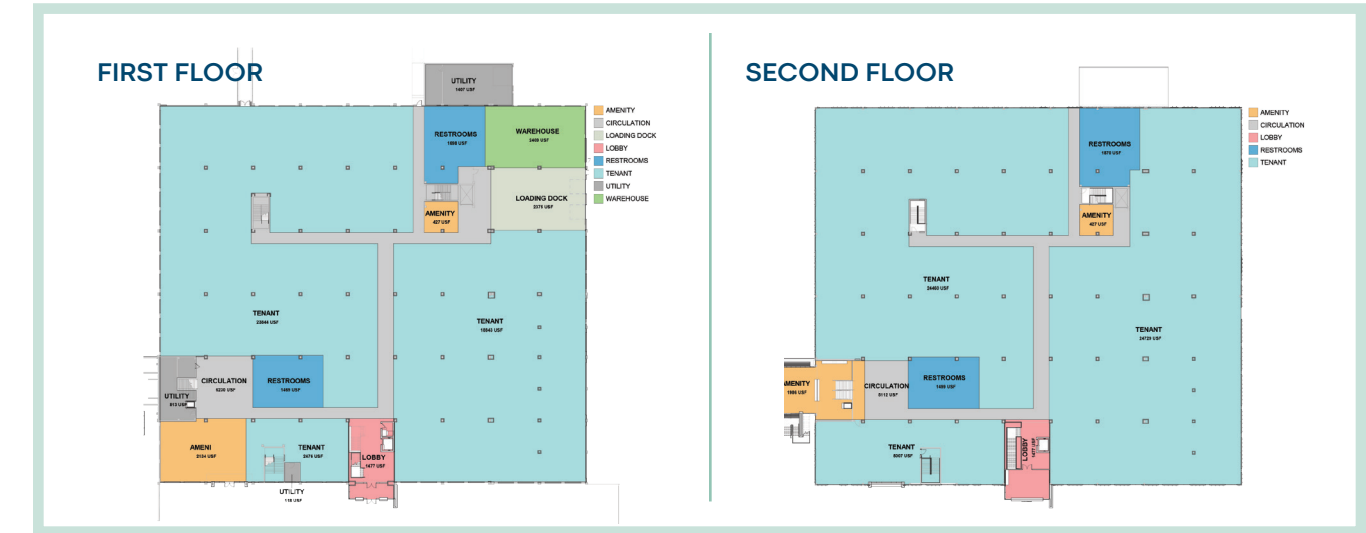




**I-290 Connector**  
 115 NE Cutoff, Worcester  
 Premier 130,000 SF Flex/Lab/Office Building



## Building Specifications & Building Highlights



<b>Building Size</b>	First Floor: 65,780 SF Second Floor: 66,140 SF
<b>Zoning</b>	BG 2.0
<b>Column Spacing</b>	40' x 30'
<b>HVAC</b>	Design to Specifications
<b>Utilities</b>	City Water (6" water main) and City Sewer
<b>Loading</b>	Four (4) Docks with capability for additional docks
<b>Drive-In</b>	Landlord can accommodate
<b>Ceiling Height</b>	12'9" to 14'6"
<b>Parking</b>	±600 Spaces (4.58 per 1,000 SF)
<b>Power</b>	2,500 Amps, 480 v 3 Phase
<b>Floor Thickness</b>	6"
<b>Natural Gas</b>	6" High Pressure Gas Line
<b>Sprinkler</b>	Wet System
<b>Live Load</b>	120 lbs per SF

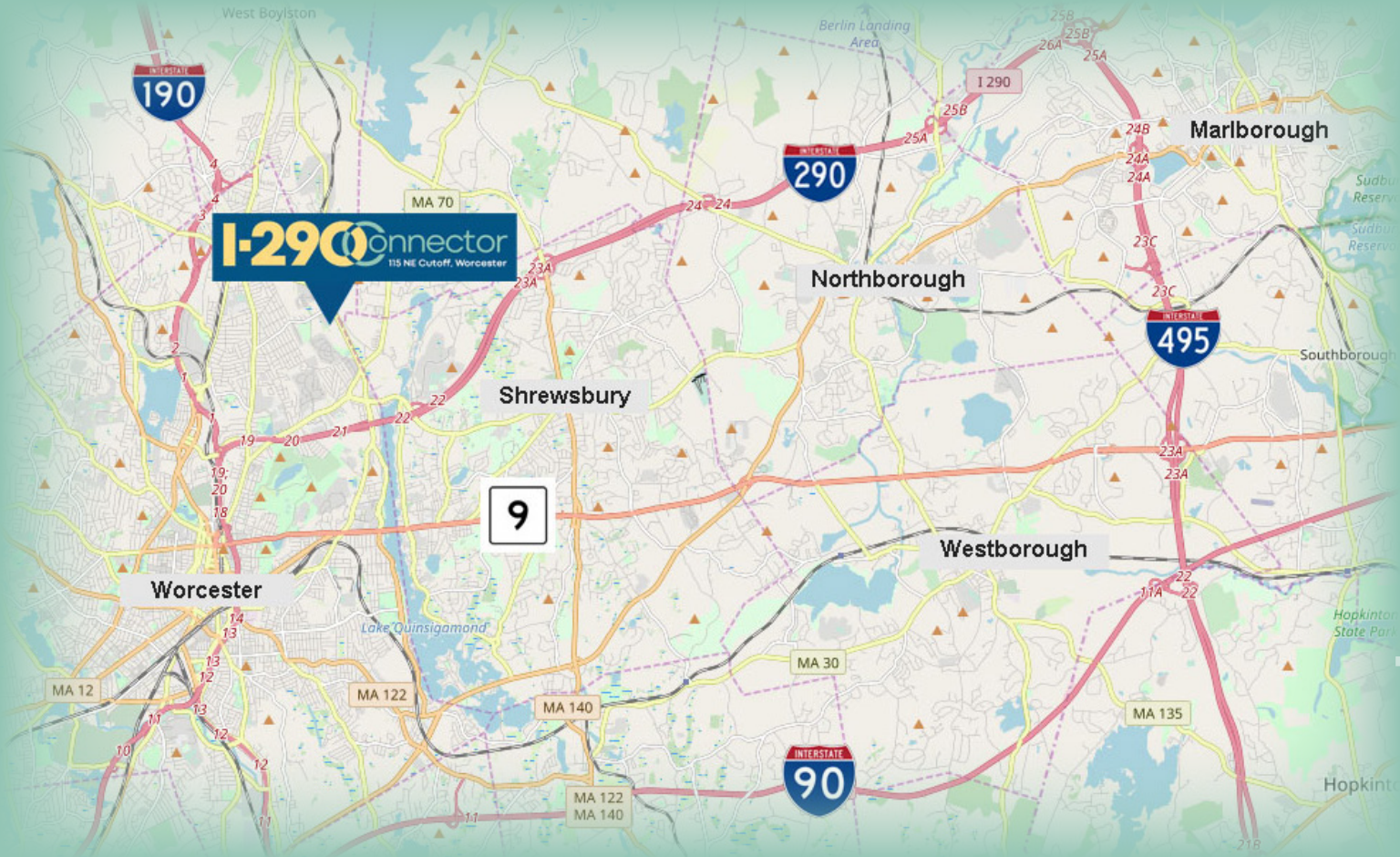
**Versatility**  
 Perfect for flex, office or lab uses.

**Location**  
 Less than one mile to I-290 and minutes from the vibrant UMass Medical Center.

**Parking**  
 4.58 parking spaces per 1,000 SF

**Floor Plates**  
 Each floor has an approximately 65,000 SF footprint enabling tremendous flexibility and can be subdivided.






Exceptional Access. Growing Corporate Neighborhood.


Worcester: New England's Fastest Growing City





## AT A GLANCE

<p><b>\$2.6B+</b> recently completed, ongoing, or proposed projects</p>	<p><b>38,000+</b> college students</p>	<p><b>20</b> weekday commuter trains to Boston</p>
<p><b>11</b> colleges and universities in Greater Worcester</p>	<p><b>60 min</b> train ride to Boston</p>	<p><b>3 miles</b> to Worcester Regional Airport</p>



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**CHACHARONE**  
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