

A large, stylized, white number '13' in a cursive font, positioned behind the text 'SUDBURY STREET'.

SUDBURY STREET

ATTRACTIVE DEVELOPMENT OPPORTUNITY
LOCATED IN THE HEART OF WORCESTER'S
CENTRAL BUSINESS DISTRICT

13



ATTRACTIVE DEVELOPMENT OPPORTUNITY FOR OFFICE OR RESIDENTIAL USAGE

Kelleher & Sadowsky is pleased to introduce 13 Sudbury Street in Worcester, MA to the market For Sale and or For Lease. This building was originally built for Commerce High School and has been the home to several Massachusetts State Agencies and to The Paul Revere Life Insurance Company/UNUM. This ±80,760 Square Foot downtown office building is accompanied with a ±190 parking surface lot directly next door to the property.

190+ PARKING SURFACE LOT NEXT TO PROPERTY

13 Sudbury is currently laid out as an office building, but could easily be converted to residential. The property is zoned BG 6.0, which is one of the most attractive zones in the city of Worcester. The property includes two additional parcels of land: 8 Harvard St. (±190 spaces) and 17 Sudbury St. (±6 spaces).

Residential Uses Allowed

- Dormitory
- Group Residence
- High-rise, multi-family dwelling
- Low-rise, multi-family dwelling

Business Uses Allowed

- Medical Clinic
- Licensed Hospital
- Residential Parking
- Schools, Colleges & Universities
- Bank
- Office Building

13
SUDBURY
STREET

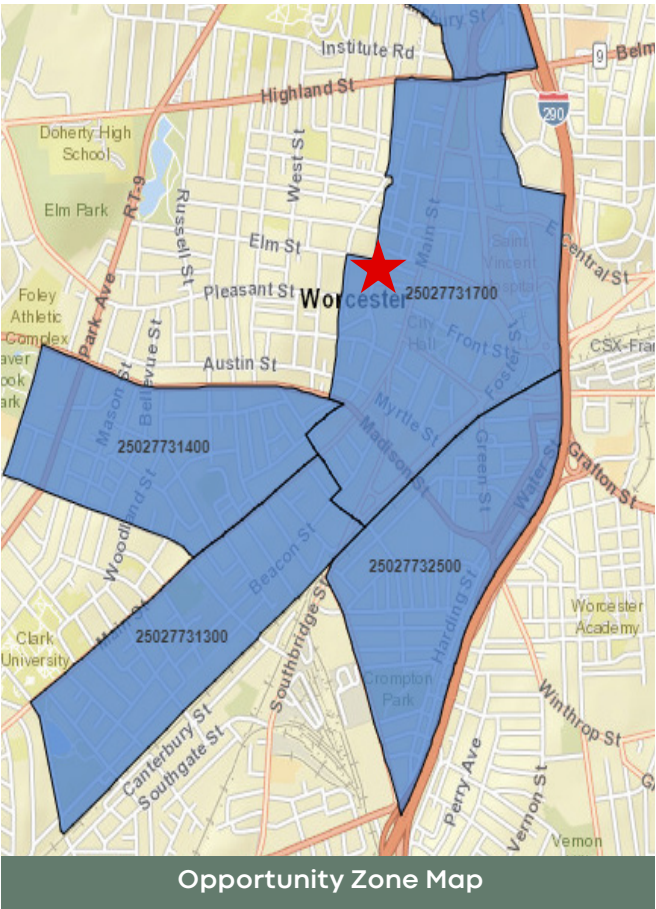


CONVENIENT LOCATION AND ZONING WITH MULTIPLE OPPORTUNITIES

The property is currently laid out as an office building but could easily be converted to residential. It is zoned BG 6.0, which is one of the most attractive zones in the city of Worcester. The building is in an opportunity zone and has the potential for historic tax credits. The property is situated right in downtown Worcester with easy parking and tremendous access to all the major highways.

PROPERTY SPECIFICATIONS

Property Addresses	13 Sudbury St. Worcester, MA 17 Sudbury St. (Parking Lot) 8 Harvard St. (Parking Lot)
Property Type	Office
Building Size	80,760 SF
Available SF	80,760 SF subdividable to 10,000 SF
Lot Size	1.89 Acres
Zoning	BG 6.0
Roof	Rubber Membrane
HVAC	Natural Gas & Electric
Utilities	City Water & Sewer
Parking	±196 Spaces (8 Harvard St. & 17 Sudbury St. Lots)
Sprinklers	Full Wet System
Year Built	1930
Number Of Floors	5
Lease Rate	\$19.50 SF/yr (+ Utilities)
Sale Price	\$4,900,000



DEVELOPMENT INCENTIVES

Opportunity Zone: Census tract (25027731700)

Approval Not Required (ANR): Approval not required under the subdivision control law

Housing Development Incentive Program (HDIP) Zone: Eligible for State tax credits and local-option real estate tax exemptions



THE HEART OF THE COMMONWEALTH



THE CITY OF WORCESTER

As New England’s second-largest city, Worcester offers a thriving culture, dynamic business growth, and has been nationally ranked by U.S. News and Forbes as one of the best places to live. Its world-class hospitals and healthcare systems have attracted leading healthcare, life science, and biotechnology companies; and its twelve colleges and universities have brought a diverse mix of talent who bolster the city’s progressive and innovative future. With its thriving restaurant scene, emerging craft brewing locale, and its perfect blend of arts, entertainment, and nightlife - Worcester has a bit of something for everyone. Even major league baseball! Worcester is now home to the Boston Red Sox triple-A minor league affiliate - the WooSox - who play in the newly constructed Polar Park stadium just a short walk from 13 Sudbury Street.



AREA AMENITIES WITHIN WALKING DISTANCE OF 13 SUDBURY STREET

DINING

- 110 Grill
- 111 Chop House
- Armsby Abbey
- Baystate Brewing
- Beer Garden Worcester
- BirchTree Bread Company
- Brew on the Grid
- Broth
- Chashu Ramen & Izakaya
- Compass Tavern
- Coney Island
- Crust Artisan Bakeshop
- Deadhorse Hill
- El Patron Mexican Restaurant
- Fuel America
- Lock 50
- Mezcal Tequila Cantina
- Protein House
- Russo Italian Restaurant
- Smokestack Urban Barbecue
- Tavern on the Square
- UNO Pizzeria & Grill
- VIA Italian Table
- Volturno Pizza Napoletana
- Wachusett Brewery
- Wormtown Brewery

ENTERTAINMENT

- DCU Center
- Polar Park
- Hannover Theater
- Mechanic’s Hall
- Palladium
- The WooHaHa Comedy Club
- Worcester Market
- Worcester Ice Center
- Worcester Historical Museum
- Worcester Art Museum
- Worcester BrickBox Theater

SHOPPING & CONVENIENCE

- Bank of America
- Crompton Collective
- CVS Pharmacy
- Elizabeth Grady
- Fidelity Bank
- Good Chemistry
- Joe’s Albums
- La Joulie Fleur
- Maker to Main Market
- The Owl Shop
- Rockland Trust
- Worcester Public Market
- Worcester Wares

HOTELS

- AC Hotel by Marriott
- Hilton Garden Inn
- Holiday Inn Express
- Homewood Suites by Hilton

TRANSPORTATION

- Union Station / MBTA Commuter Rail
- WRTA Transit Hub

13 SUDBURY STREET

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