



FOR LEASE

WORCESTER BUSINESS CENTER

67 MILLBROOK STREET, WORCESTER, MA 01606



DREW HIGGINS

Vice President

higgins@kelleher-sadowsky.com

O: 508.635.6784

C: 508.735.1783

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office
Building Size:	265,000 SF
Available SF:	496 - 16,935 SF
Zoning:	Comm
Lease Rate:	\$19.50 - 24.50 SF/yr (+ \$1.85 / electric)

PROPERTY OVERVIEW

The Worcester Business Center is a ±265,000 SF professional office building ideally situated at the junction of I-190 and I-290 in Worcester. The current owner has invested over \$8 million into the property and it shows! There are numerous office suites available ranging from ±496 SF up to ±15,000 SF with lease rates from \$16.50 to \$18.50 / SF. The Worcester Business Center is a multi-tenant office building that is currently home to more than 45 successful companies. Readily accessible to and from downtown Worcester, with ample free surface parking, the new Worcester Business Center provides a perfect location for your business to serve customers and clients in greater Worcester.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,234	59,245	102,919
Total Population	14,825	150,082	265,742
Average HH Income	\$56,883	\$58,042	\$63,766

DREW HIGGINS

Vice President

higgins@kelleher-sadowsky.com

O: 508.635.6784

C: 508.735.1783

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

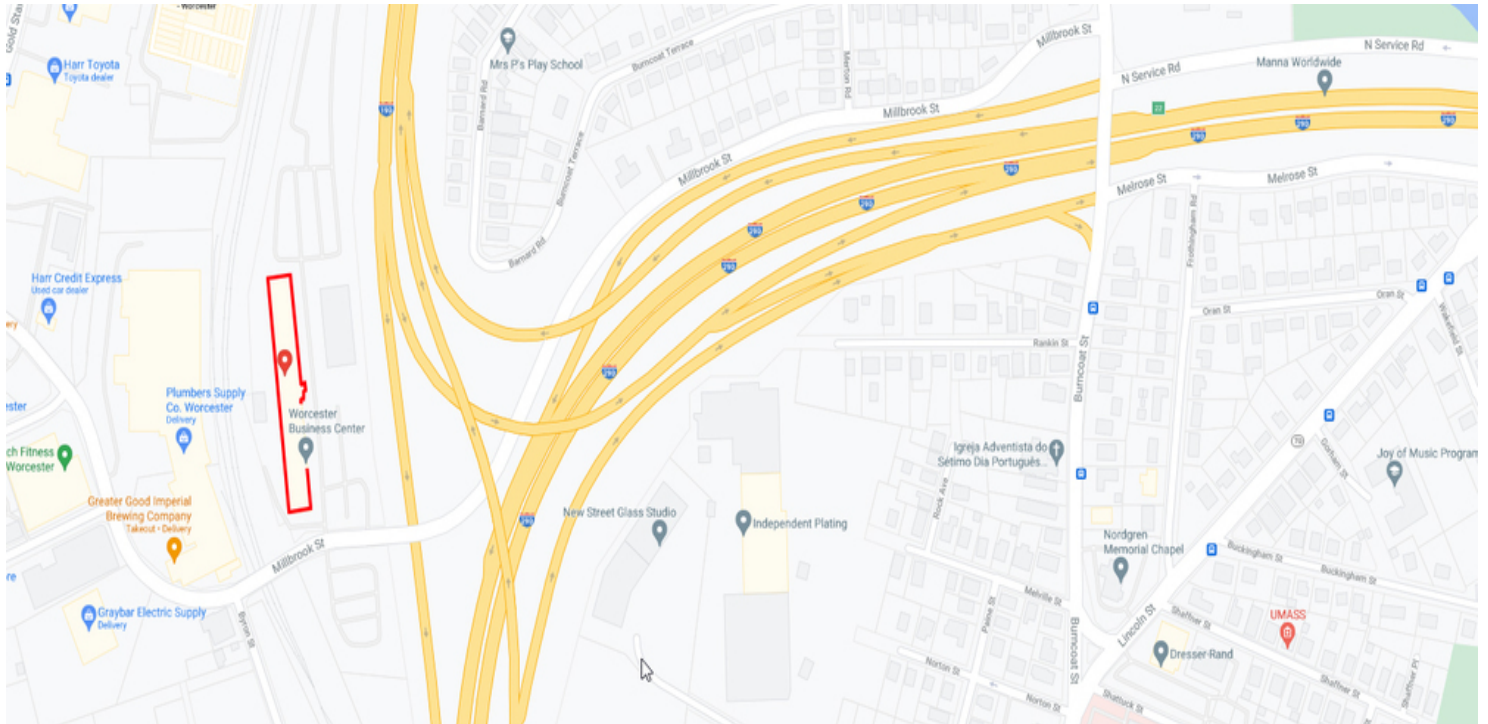
C: 508.579.6080



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ North 530	Available	16,935 SF	+ \$1.85 / electric	\$24.50 SF/yr
■ Center 302	Available	496 SF	+ \$1.85 / electric	\$19.50 SF/yr
■ Center 330	Available	2,518 SF	+ \$1.85 / electric	\$19.50 SF/yr
■ Center 422	Available	4,923 SF	+ \$1.85 / electric	\$19.50 SF/yr
■ South 208	Available	1,522 SF	+ \$1.85 / electric	\$19.50 SF/yr
■ South 211	Available	N/A	+ \$1.85 / electric	\$19.50 SF/yr
■ South 423	Available	7,405 SF	+ \$1.85 / electric	\$19.50 SF/yr
■ South 507	Available	4,615 SF	+ \$1.85 / electric	\$19.50 SF/yr



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

DREW HIGGINS

Vice President
higgins@kelleher-sadowsky.com
O: 508.635.6784
C: 508.735.1783

JAMES UMPHREY

Principal
umphrey@kelleher-sadowsky.com
O: 508.635.6790
C: 508.579.6080