

FOR LEASE



MERCANTILE CENTER

120 FRONT STREET, WORCESTER, MA 01608



JAMES UMPHREY

Principal

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WILLIAM D. KELLEHER, IV

Principal

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type: Class A Office

Building Size: 169,396 SF

Available SF: 1,500 - 25,000 SF

Lot Size: 0.824 Acres

Zoning: BG-6

Lease Rate: Negotiable

PROPERTY OVERVIEW

Mercantile Center is the premier mixed-use property in downtown Worcester. It is comprised of two best-in-class office towers at 100 and 120 Front Street containing 640,700 square feet of office and retail space, and a 1,647 space structured parking garage. Landlord provides on-site property and construction management services, with Landlord delivering Class A office finishes.

Tenants include Tighe & Bond, Quaker Special Risk, VHB, Knight Dik Insurance, and Barton Associates among many others.

SPACES

SPACE SIZE

3rd Floor	4,011 SF
4th Floor	1,999 SF
5th Floor	2,860 SF
6th Floor	1,799 SF
6th Floor	2,422 SF
7th Floor	3,571 SF
8th Floor	2,637 SF
9th Floor Event Space	7,452 SF

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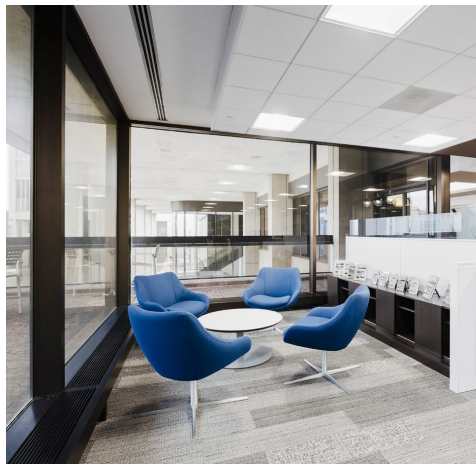
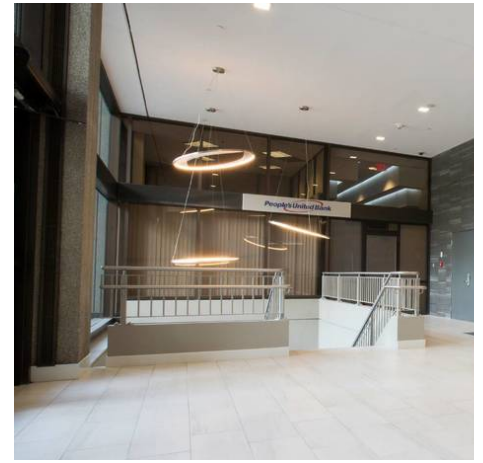
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120 FRONT STREET INTERIOR



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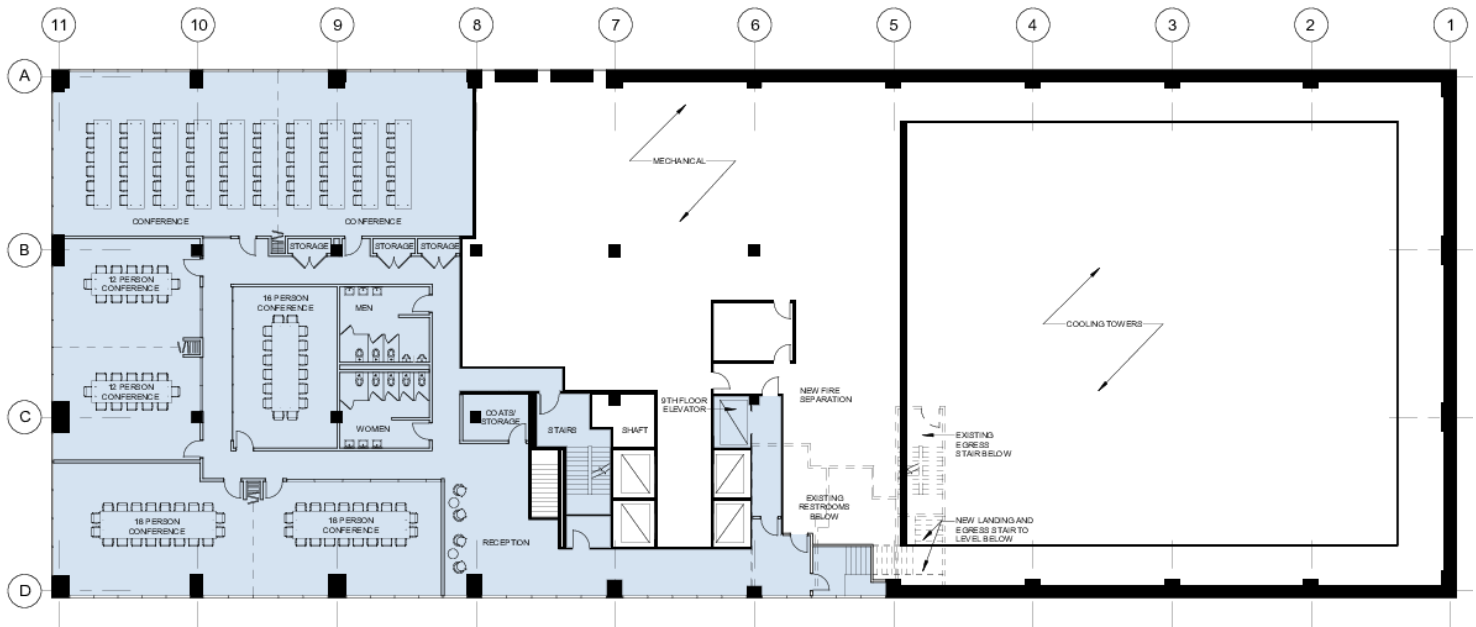
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POTENTIAL 9TH FLOOR LAYOUT



TOTAL AREA: 7,452 SF
 OCCUPANTS (PER CODE):
 492 OCCUPANTS - 15 SF/PERSON
 (500 OCCUPANTS MAXIMUM)



NINTH FLOOR PLAN - ASSEMBLY

120 MERCANTILE | A3

Scale: 1/16" = 1'-0" | 07/02/19



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