

OFFICE SPACE FOR LEASE

WORCESTER BUSINESS CENTER

67 Millbrook Street, Worcester, Massachusetts



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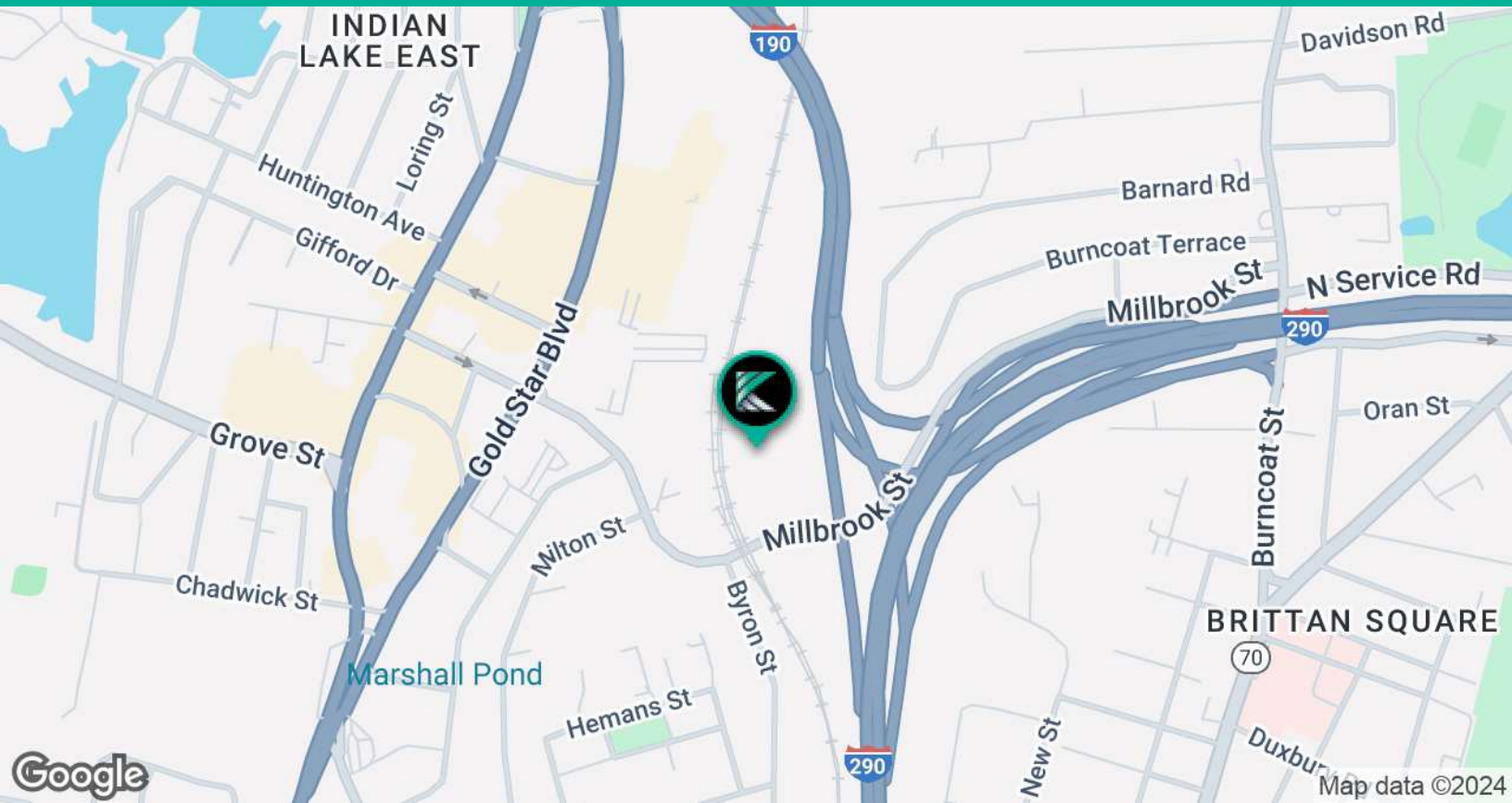
PROPERTY DESCRIPTION

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 ±16,935 SF with lease rates starting from \$19.50 / 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.

OFFERING SUMMARY

Property Type:	Office
Building Size:	265,000 SF
Available SF:	496 - 16,935 SF
Zoning:	Commercial
Lease Rate:	\$19.50 - \$24.50 SF/yr (+ \$2.50 / electric)

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



AVAILABLE SPACES

SUITE	SIZE	LEASE TYPE	LEASE RATE
Suite 210	1,809 SF	+ \$2.50 / electric	\$19.50 SF/yr
Center 300	10,496 SF	+ \$2.50 / electric	\$19.50 SF/yr
South 310	13,429 SF	+ \$2.50 / electric	\$19.50 SF/yr
Center 422	4,923 SF	+ \$2.50 / electric	\$19.50 SF/yr
South 507	4,615 SF	+ \$2.50 / electric	\$19.50 SF/yr
Center 508	8,151 SF	+ \$2.50 / electric	\$19.50 SF/yr