



ORCHARD HILL  
PARK DRIVE

# CLASS A OFFICE

UPSCALE OFFICE BUILDING IN  
HEART OF COMMERCE CENTER  
FOR SALE/LEASE

**NAI** Glickman Kovago & Jacobs











O R C H A R D   H I L L  
P A R K   D R I V E

- 6,300 SF CLASS A OFFICE BUILDING WITH CONVENIENT ACCESS TO BOSTON, WORCESTER, SPRINGFIELD & NASHUA
- ELEVATED LOCATION WITH SCENIC VIEWS OF CENTRAL MA SKYLINE, LOCATED AT JUNCTION OF I-190 & ROUTE 2
- IDEAL FOR PROFESSIONAL SERVICE BUSINESSES LOOKING FOR LANDMARK BRAND
- ABUNDANCE OF RETAIL & RESTAURANTS WITHIN WALKING DISTANCE

## PROPERTY HIGHLIGHTS

### PROPERTY DESCRIPTION

83 Orchard Hill Park is located minutes from the intersection of Route 2 and Interstate 190, offering excellent visibility and premium presence to service the North Worcester County trade area and Route 2 Corridor.

#### OFFERING SUMMARY

Building Size:	6,300 SF
Lot Size:	26,034 SF
Built:	2007
Zoning:	MU2

### PROPERTY HIGHLIGHTS

Unique opportunity - Class A office building located on the grounds of a national anchored Retail Power Center. Orchard Hill Park is an elevated location with scenic views of the Central MA skyline at the Junction of I-190 and Route 2 in North Worcester County.

**A First Class Office building with retail visibility and exposure, the 6300 SF freestanding property was built in 2007.** Designed for a single user as a national headquarters, the building is ideal for owner occupant and is easily subdivided for possible sub-tenancy.

Contemporary, colonial architecture with the finest appointed materials. Amenities include a Master Office Suite with fireplace and large floor to ceiling arch windows, outdoor grill patio, kitchen, conference room, fully equipped fitness center and plenty of parking.

Property is ideal for all professional service related businesses looking for a landmark brand - including Legal, Financial, Medical, Insurance, Real Estate and Technology companies. Building is well suited for 8-20 employees and the premium furniture is available.



## EXTERIOR PHOTO



FITNESS  
CENTER



OUTDOOR  
PATIO  
SPACE



MASTER  
OFFICE  
SUITE



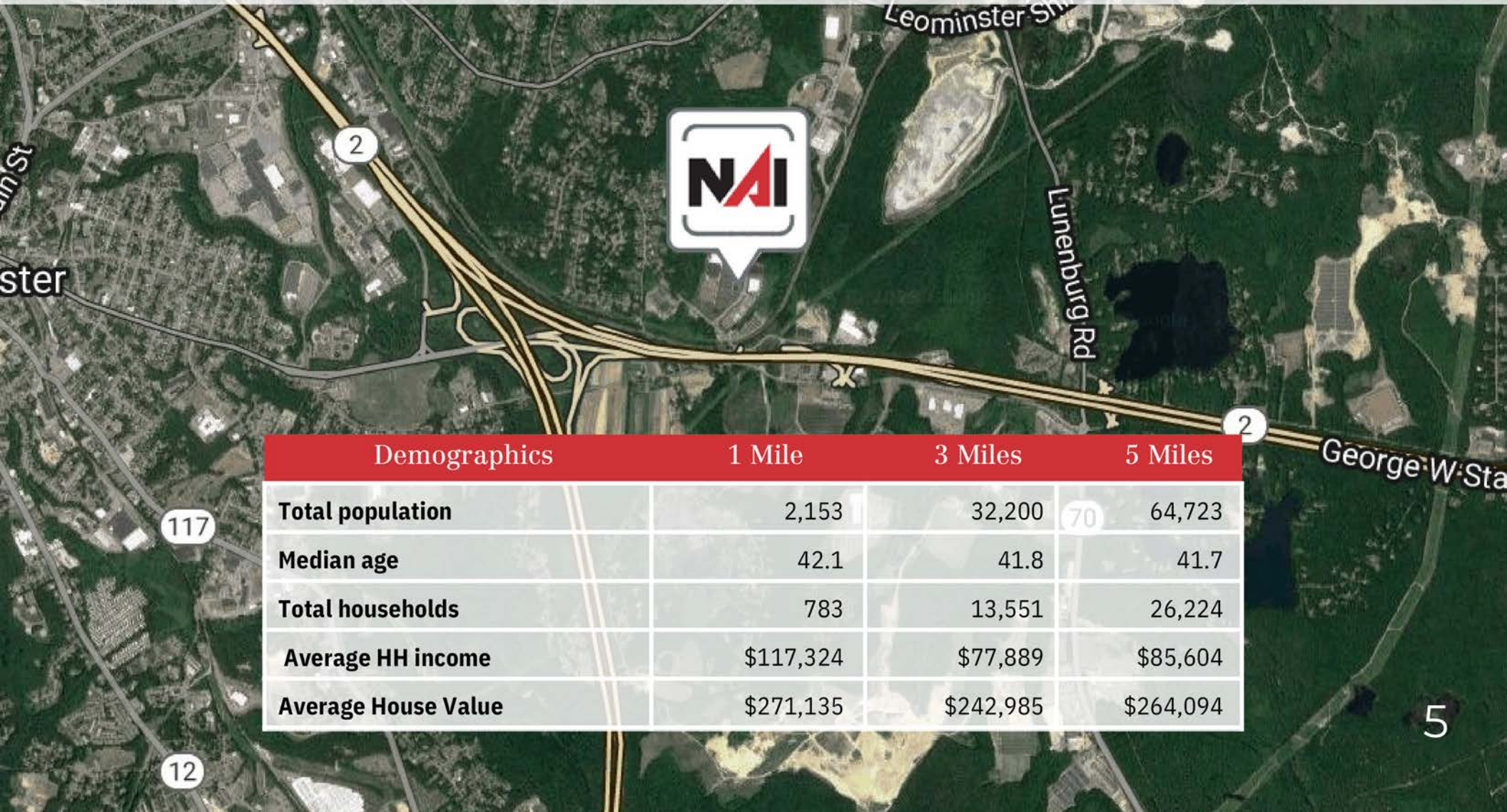
AMPLE  
PARKING



Incredibly convenient retail and restaurants within walking distance.

The Center is anchored by Target, Kohl's, Dicks, Olive Garden and over 10 other national brands.

Located at a major highway junction, Orchard Hill Park is part of a large trade area that spans in all directions and has highly convenient access to Boston, Worcester, Springfield and Nashua.

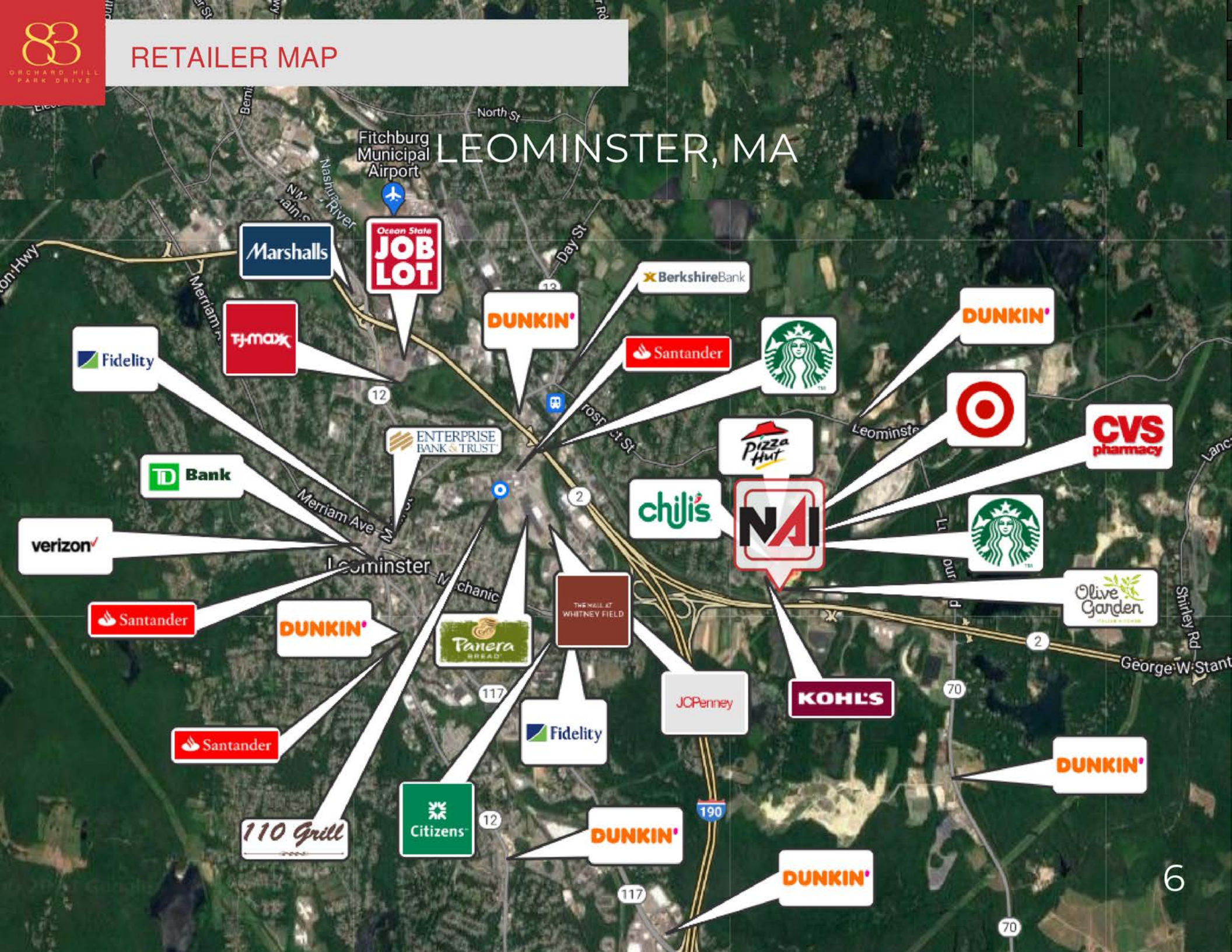


Demographics	1 Mile	3 Miles	5 Miles
<b>Total population</b>	2,153	32,200	64,723
<b>Median age</b>	42.1	41.8	41.7
<b>Total households</b>	783	13,551	26,224
<b>Average HH income</b>	\$117,324	\$77,889	\$85,604
<b>Average House Value</b>	\$271,135	\$242,985	\$264,094



# RETAILER MAP

## LEOMINSTER, MA







# TAX CARD

Property Location 83 ORCHARD HILL PARK DR  
Vision ID 103884 Account #

Map ID 386/ 4/ 2Y /

Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 1

State Use 3400  
Print Date 1/3/2023 3:41:15 PM

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				325 LEOMINSTER, MA											
83 ORCHARD HILL PARK LLC		4 Rolling				Description	Code	Appraised	Assessed												
83 ORCHARD HILL PARK DR		TOPO WET	EASEMENT	TRAFFIC	CORNER	COMMERC.	3400	547,600	547,600												
LEOMINSTER MA 01453			2 Suburban			COM LAND	3400	99,600	99,600												
GIS ID F_598943_3016773		DRAINAGE		VIEW	COMMUNITY	COMMERC.	3400	24,300	24,300												
		SUPPLEMENTAL DATA				Total		671,500	671,500												
		Alt Prcl ID	Historic																		
		SubDiv	Tax Title																		
		Photo	Amount Due																		
		Ward	3ABC																		
		Precinct	TT Agreemen																		
		Tract	Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
83 ORCHARD HILL PARK LLC	8956	029	11-09-2017	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed								
LISCOTTI GREGG P	8956	025	11-08-2017	U	I	0	1F	2023	3400	547,600	2022	3400	547,600								
DERBY FARM LLC	5144	219	02-17-2004	U	V	1	1B		3400	99,600		3400	86,700								
FOUGERE SUZANNE V TR	5124	233	01-27-2004	U	V	1	1B		3400	24,300		3400	24,300								
FITZGERALD ELMER S JR ETAL	3565	126	04-22-2000	U	V	1	1A														
								Total	671,500	Total	658,600	Total	671,300								
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
				02	FINE - 38D NO	0	250.00	0.00													
				02	FINE - 38D NO	0	250.00	0.00													
				02	FINE - 38D NO	0	250.00	0.00													
				02	FINE - 38D NO	0	250.00	0.00													
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd	Nbhd Name	Street Index Name	Tracing	Batch																	
0001																					
NOTES																					
FBM=GYMAND 4 PIECE BATH ORCHARD HILL DEVELOPMENT																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpost/Result							
11340	03-12-2013	CM	Commercial	20,000				REPAIR RETAINING	05-30-2007	06		WP	09	Occupancy permit							
4721	05-11-2007	SG	Sign	750		100		PARK PYLON	03-27-2006			WP	99	PERMIT INSPECTION							
4651	04-26-2007	SG	Sign	4,000		100		15X25 ILLUM													
4650	04-26-2007	SG	Sign	4,000		100		12X20 ILLUM													
4649	04-26-2007	SG	Sign	700		100		3X6 WALL													
4633	04-23-2007	CM	Commercial	77,700		100		INT FIXTURES													
4344	12-08-2006	SG	Sign	3,000	04-09-2007	100	04-09-2007	LISCOTTI DEV SIG													
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac DI	C. Fact	St. Idx	Adj	Notes	Special Pricing	Size A	Adj Unit Pric	Land Value		
1	3400	Office	MU2				26,024	SF	10.94	1.000	A	1.000	1.00	C6	0.35	PLBK 467/5 PA		0	1.000	99,600	
Total Card Land Units							0.60	AC	Parcel Total Land Area: 0.60							Total Land Value					99,600



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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style	500	Office									
Model	94	Commercial									
Grade	04	04									
Stories	2										
Occupancy	1.00										
Exterior Wall 1	22	Precast Panel									
Exterior Wall 2											
Roof Structure	04	Wood Truss									
Roof Cover	01	Metal/Tin									
Interior Wall 1	08	Skim-coat									
Interior Wall 2											
Interior Floor 1	15	Quarry Tile									
Interior Floor 2	12	Hardwood									
Heating Fuel	03	Gas									
Heating Type	04	Forced Air-Duc									
AC Type	03	Central									
Total Rooms											
Total Bedrooms	01										
Total Baths	2.5										
Heat/AC	01	HEAT/AC PKGS									
Frame Type	06	FIREPRF STEEL									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	06	CEIL & WALLS									
Rooms/Prtns	02	AVERAGE									
Wall Height	12.00										
% Conn Wall	0.00										
Occupancy	3400	Office									



83

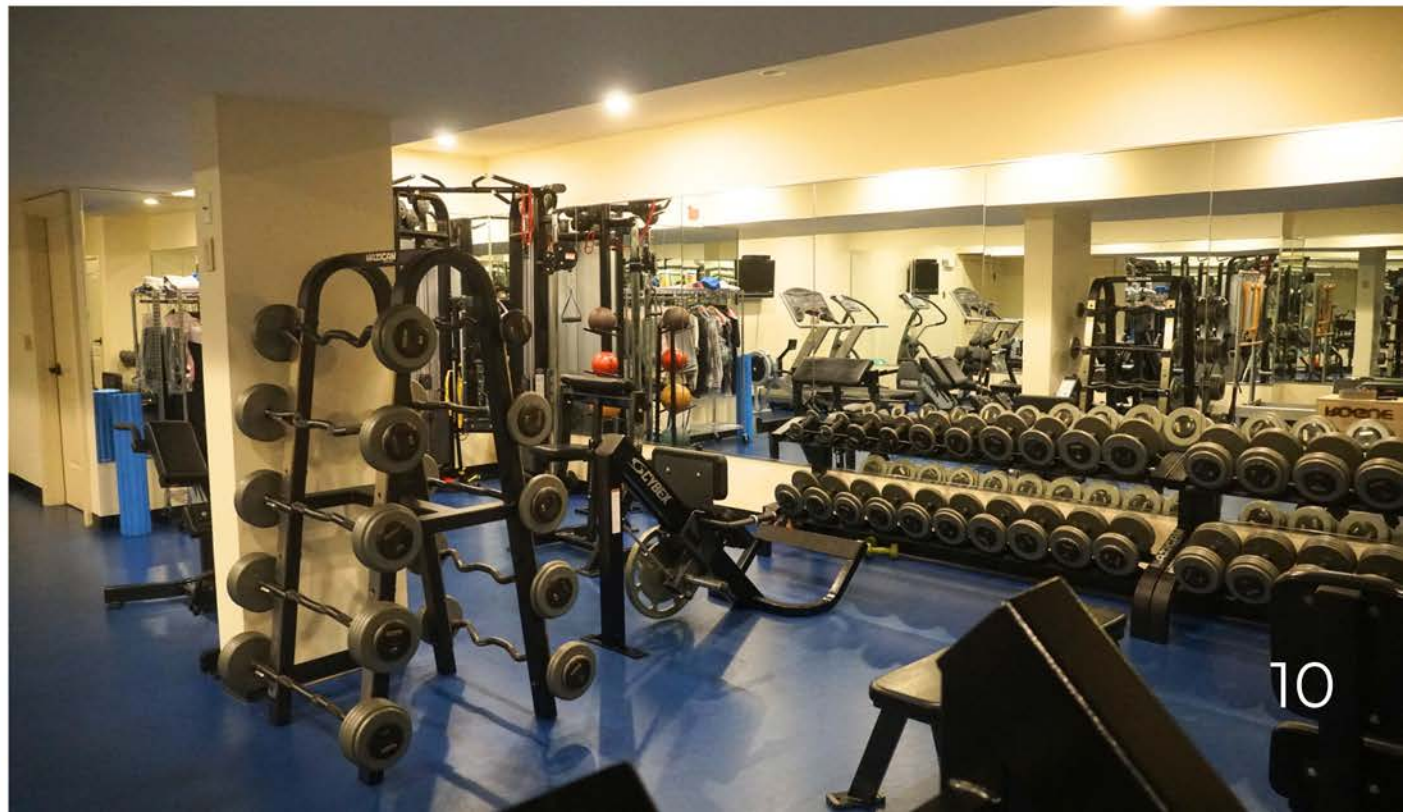
ORCHARD HILL  
PARK DRIVE

## INTERIOR PHOTOS





## INTERIOR PHOTOS





## EXTERIOR PHOTOS





# EXTERIOR PHOTOS





CONTACT US

# GET IN TOUCH



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Principal

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