

FOR LEASE

OFFICE / RETAIL SPACE

40 SOUTHBRIDGE STREET,
WORCESTER, MA 01608

FOR LEASE
OFFICE/RETAIL
508-799-4077

THIS
SPACE
FOR
LEASE



CHRIS NAFF

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$18.00 SF/yr (Gross)

Building Size: 54,487 SF

Available SF: 2,000 - 3,606 SF

Lot Size: 16,335 SF

Zoning: BG-6

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates has been named the exclusive leasing agent for 40 Southbridge Street in Worcester. The property has long been utilized for office and retail uses offering an exceptional downtown location, with abundant garaged parking at no additional expense to the Tenant!!

The various office suites exist in very good condition, and can easily be sub-divided to accommodate Tenant's from ±500 square feet and above. The building has many recent upgrades, offering many nearby amenities including the refurbished Hanover Theatre, City Hall, the Federal Courthouse, and most importantly parking! Full fee's offered to qualified cooperating brokers.

SPACES	LEASE RATE	SPACE SIZE
2nd Floor	\$18.00 SF/yr	2,000 SF
5th Floor	\$18.00 SF/yr	3,606 SF



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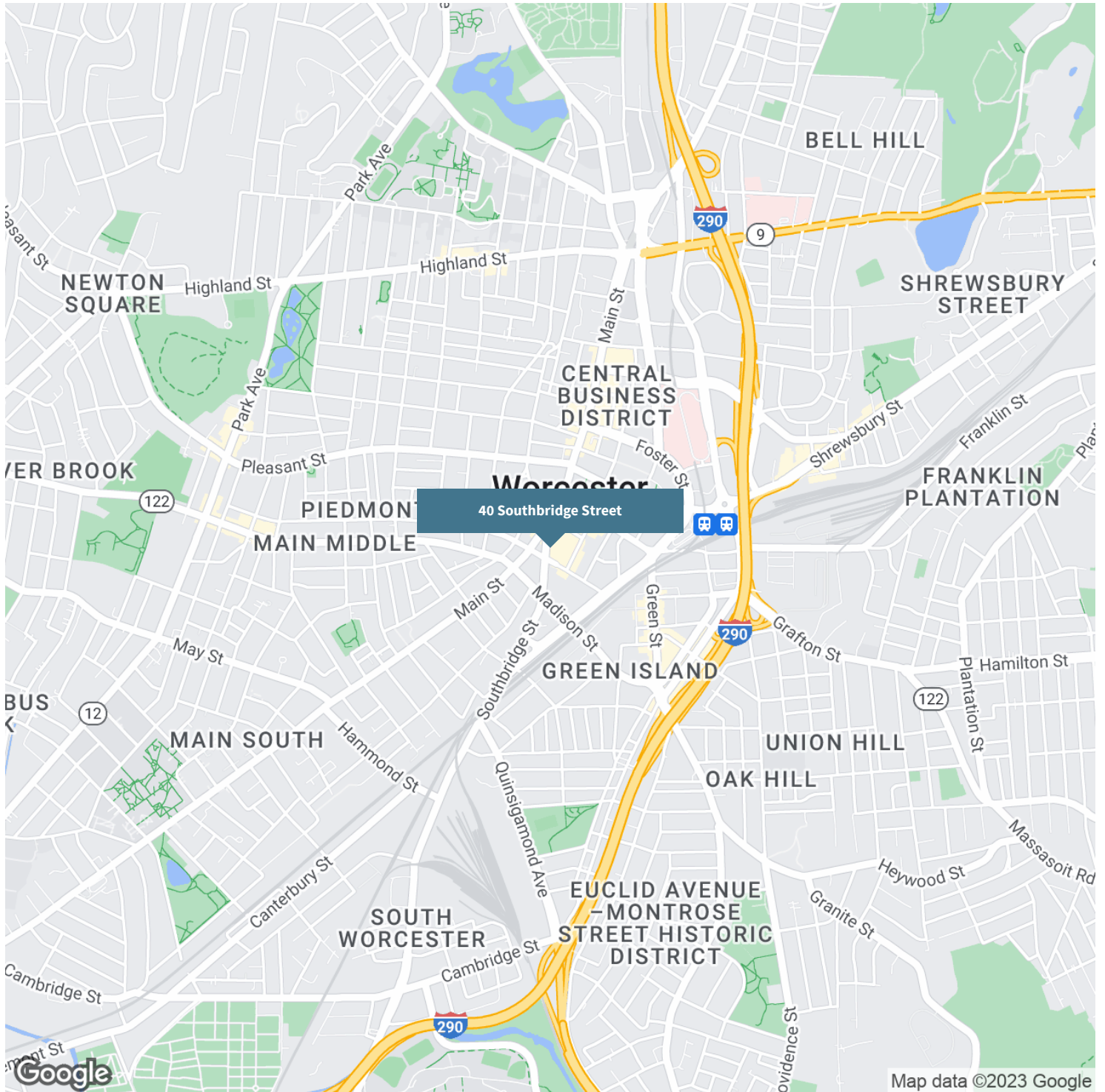
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REGIONAL MAP



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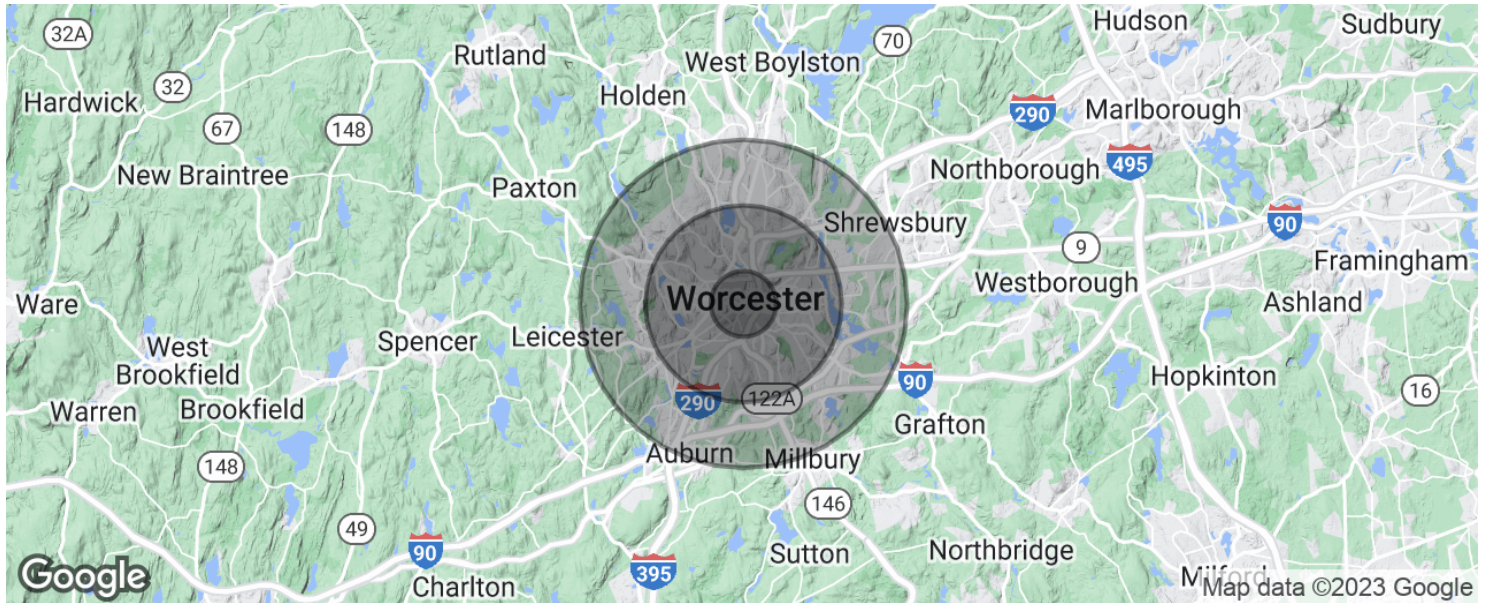
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	36,662	150,289	231,868
Median age	32.9	36.2	37.7
Median age (Male)	31.0	34.7	36.1
Median age (Female)	35.4	37.9	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	16,452	63,808	97,119
# of persons per HH	2.2	2.4	2.4
Average HH income	\$41,379	\$62,203	\$73,788
Average house value	\$97,108	\$187,687	\$219,822

* Demographic data derived from 2020 ACS - US Census



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