



OFFERING SUMMARY

Property Type: Office

Building Size: 78,916 SF

Available SF: 11,996 to 25,533 SF

Parking: 260 surface spaces

Zoning: ML-10

Lease Rate: \$17.50 SF/yr (NNN)

Lease Expiration Date: December 31, 2030

306 Belmont Worcester, Massachusetts

Office Building For Sublease



TOM BODDEN

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to offer 25,533 square feet of office space as immediately available for sublease at 306 Belmont Street in Worcester, Massachusetts. Previously Occupied by UMass Memorial Health, the space available is in great condition, and has a good mix of private offices, open areas, training rooms, conference rooms, and building amenities. Some furniture may also be included in the sublease. Located conveniently on Route 9 and just minutes from I-290, this property has easy access to all of the many local amenities, colleges, and communities. 306 Belmont is also located across the street from UMass Memorial Health's University Campus, Abbvie Inc.'s Bio-research center, and the city's brand new biotech park under development dubbed The Reactory. Come tour 306 Belmont today and discuss the opportunity of putting your business in the heart of Worcester's ever expanding life science and biotech hub.

KEY HIGHLIGHTS

- Fully furnished.
- Located on Route 9, minutes from I-290, I-190, Route 146, Mass Pike, and Route 20.
- Walking distance from UMass Chan Medical School, UMass University Hospital, AbbVie, Wuxi Biologics, and The Reactory Biotech Park.



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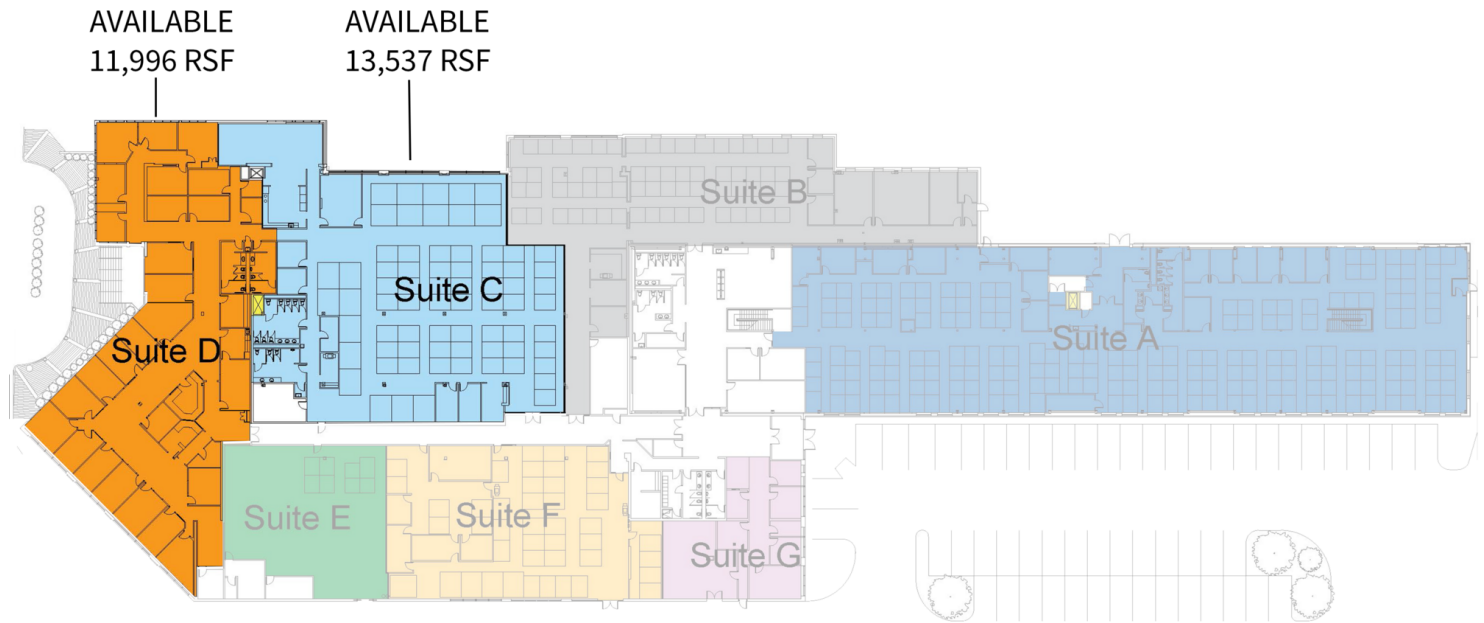
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FLOOR PLAN



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LOCATION MAP



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