

• 997 MILLBURY STREET
WORCESTER, MA

Professional office space. Move in ready.

±4,000 SF of move-in ready professional office space. This well-maintained suite features seven private offices, conference room, open workstation area, dedicated parking, existing security and data infrastructure, and convenient access to Route 146, downtown Worcester, the Mass Pike, and Route 20.



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Turnkey & well-appointed.

Brian Johnson of Kelleher & Sadowsky is pleased to introduce the availability of $\pm 4,000$ square feet of professional office space at 997 Millbury Street in Worcester, Massachusetts. The available space is in great, well-maintained condition and consists of seven (7) private offices, conference room, workstation area for ± 10 desks, kitchen & break area, in-suite bathrooms (one with a shower), and a welcome reception area. Each private office has its own window and there is natural light throughout the space with large perimeter windows.

The vacating tenant may be open to negotiating leaving custom-made workstations within the space for the next tenant. There are ± 20 parking spaces dedicated to this space and is situated in a secure setting off the street. A Unify security system and all data cabling/wiring will remain in place. The property is located right off Route 146, providing convenient access to the Mass Pike, I-290, Route 20, and Downtown Worcester. Please call us today to schedule a tour.



7

PRIVATE OFFICES

In-Suite Bathroom

WITH SHOWER

20+

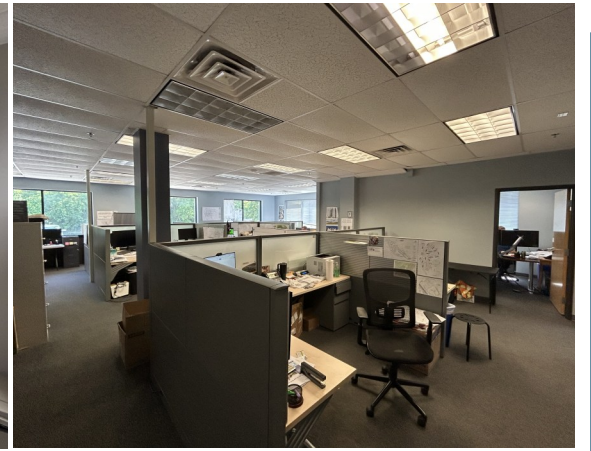
DEDICATED PARKING SPACES



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Unit *specifications.*

SPACE AVAILABLE	Unit 3 ±4,000 SF
DATE AVAILABLE	September 1, 2026
PARKING	20 dedicated, on-site spaces
SIGNAGE	Available on property's marquee pylon sign
BUILD OUT	Seven (7) offices, kitchen, conference room, workstation area, in-suite bathrooms, welcome & reception area
SECURITY	In-place
SPRINKLERED	Yes
EMPLOYEE COUNT	18-20 people
LEASE RATE	\$15.00/SF (NNN)
COMMON AREA CHARGES	Paid quarterly, ±2.25/SF
FY2026 REAL ESTATE TAXES	\$3.02/SF



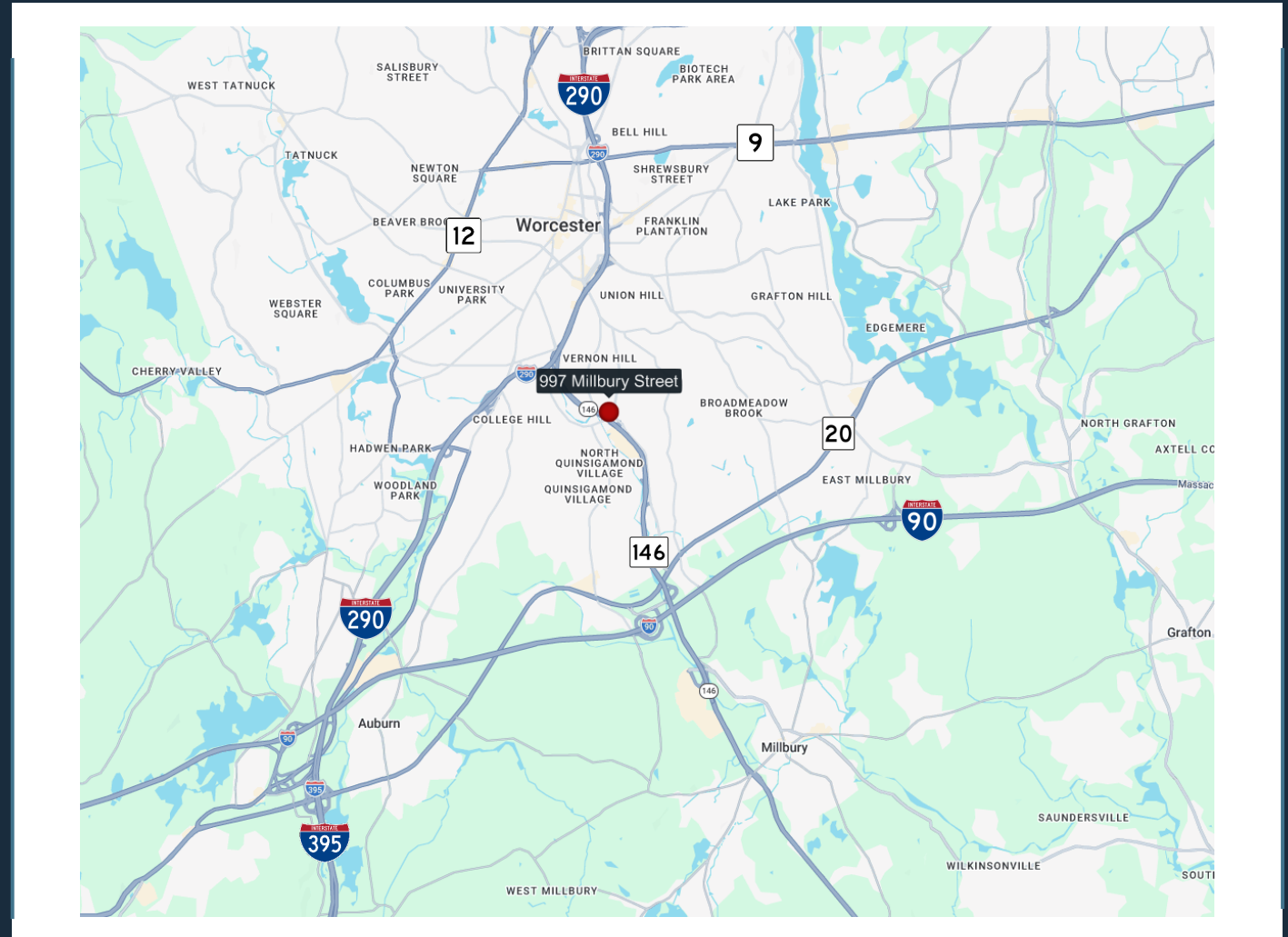
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Access without compromise.

Located just off Route 146 in Worcester, Massachusetts, 997 Millbury Street offers an ideal combination of convenience, accessibility, and workplace functionality. The property provides quick access to downtown Worcester, I-290, Route 20, and the Mass Pike (I-90), making it an excellent location for businesses serving clients and employees throughout Central Massachusetts.

DRIVE TIMES

Route 146	Immediate
I-90 (Mass Pike)	8 min
I-290	3 min
I-395	12 min
Route 20	3 min
Route 12	3 min
Route 9	12 min



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Everything you need minutes away.

The property benefits from proximity to a wide range of retail services, including The Shoppes at Blackstone Valley, home to national retailers such as Target, Dick's Sporting Goods, 110 Grill, Apple, Lululemon, Old Navy, and L.L. Bean, among others. Additional nearby convenient amenities include Walmart, Dunkin', 7-Eleven, the Blackstone River Greenway bike & walking trails, Polar Park, and the College of the Holy Cross. Area amenities offer easy access to shopping, restaurants, walkability, and everyday services

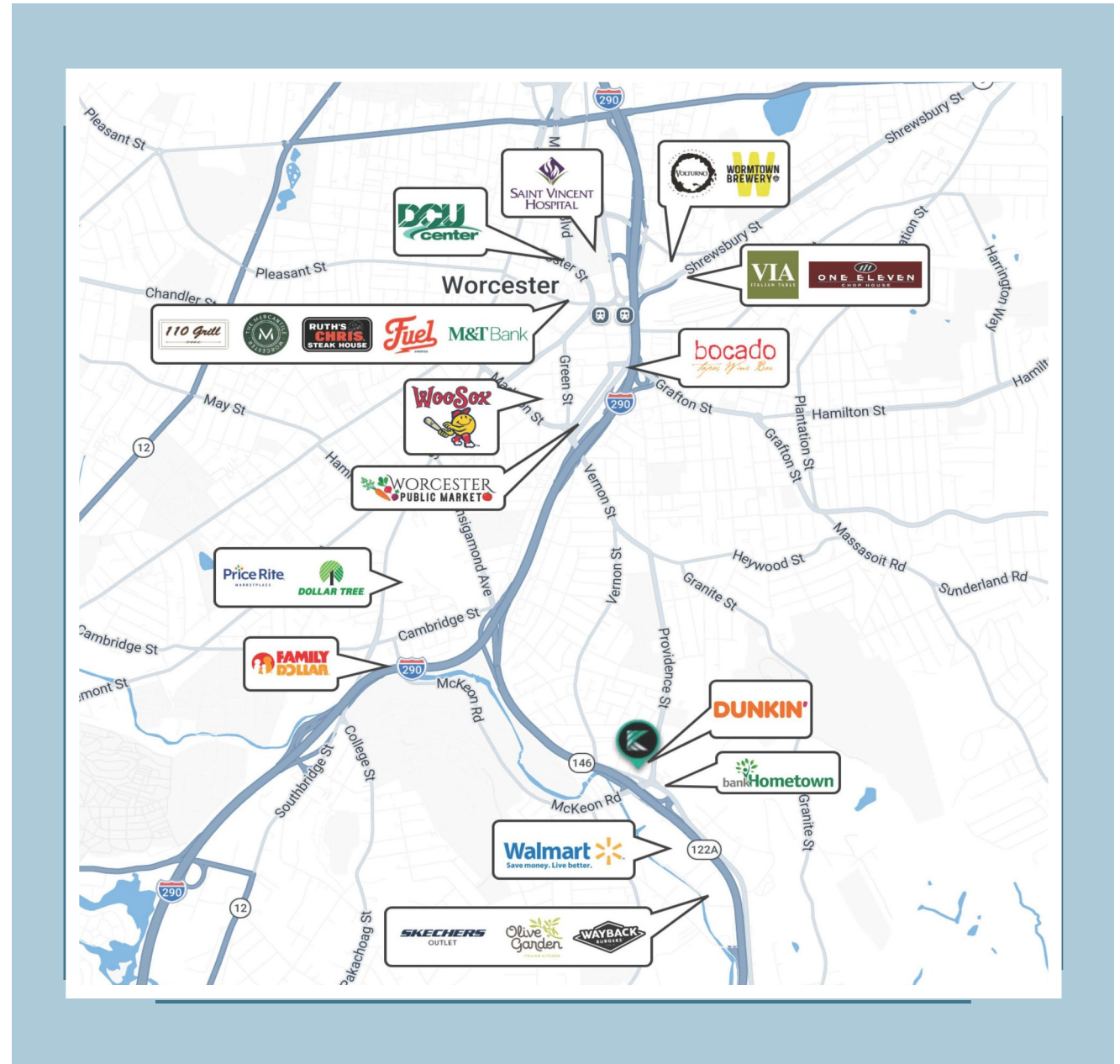
Minutes from The Shoppes at Blackstone Valley

Numerous dining options

Short drive to Worcester's business, entertainment, & restaurant districts

Convenient access to everyday services such as banks, fitness centers, & hotels

Immediate access to Route 146



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Request *a tour.*

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