

The Guaranty Building

370 Main St, Worcester, MA 01608

Cortland Presented by
COMMERCIAL Cortland Commercial LLC



Price: \$21.50 /SF/YR

The Guaranty Building at 370 Main Street is a best-in-class, multi-tenant office property in the heart of the Worcester Central Business District. Locally owned, the property contains approximately 195,000 square feet and features a recently renovated lobby and reliable on-site management. Additional amenities include high-speed elevators, ground-floor vending machines, and a 30-person conference center. Plus, 24-hour security and day porter cleaning services are provided for all tenants.

Fully built out office suites in various sizes are immediately available for lease. Experience ample natural light through floor-to-ceiling glass windows and well-equipped layouts that meet all needs and space requirements. Two parking spaces are included per every 1,000-square-foot leased.

The Guaranty Building is located directly adjacent to a municipal parking garage and within walking distance of many nearby amenities. Nearby points of interest include DCU Center, Worcester City Hall, Worcester District Court, Union Station, and more. Benefit from convenient I-290 access and reach Downtown Boston within an hour's drive.

The Guaranty Building

370 Main St, Worcester, MA 01608



Best-in-class professional office building in the heart of Worcester's Central Business District with fully built out suites in a variety of sizes.

The Guaranty Building features a conference center, high-speed elevators, and reliable on-site property management and porter services.

370 Main Street is surrounded by many popular points of interest, including the DCU Center, MCPHS University, municipal buildings, and more.

Located directly adjacent to a municipal parking garage, within walking distance of public transportation, and near I-290 connectivity.

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Cortland Commercial LLC

370 Main St
Worcester, MA 01608



370 Main St, Worcester, MA 01608



Downtown Worcester



Multi-tenant Office Building

Listing spaces

1st Floor Ste 150

Space Available	2,889 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	4,316 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	5 - 10 Years

Beautiful office/retail space available in the Guaranty Building at 370 Main Street. This space comes with two dedicated parking spaces per 1,000 SF of space.

Mezzanine

Space Available	1,427 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	4,316 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Beautiful office space available in the Guaranty Building at 370 Main Street. This space comes with two dedicated parking spaces per 1,000 SF of space.

370 Main St, Worcester, MA 01608



Large Glass Windows



Prominent Main Street Location

Listing spaces

3rd Floor Ste 300

Space Available	3,411 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Beautiful office space available in the Guaranty Building at 370 Main Street. This space comes with two dedicated parking spaces per 1,000 SF of space.

3rd Floor Ste 375

Space Available	2,445 SF
Rental Rate	\$21.00 /SF/YR
Date Available	October 01, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Beautiful office space available in the Guaranty Building at 370 Main Street. This space comes with two dedicated parking spaces per 1,000 SF of space.

370 Main St, Worcester, MA 01608



Building Rear



Main Street View

Listing spaces

5th Floor Ste 500

Space Available	15,475 SF
Rental Rate	\$21.00 /SF/YR
Date Available	July 01, 2023
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Beautiful office space available in the Guaranty Building at 370 Main Street. This space comes with two dedicated parking spaces per 1,000 SF of space.

6th Floor Ste 650

Space Available	5,615 SF
Rental Rate	\$21.00 /SF/YR
Date Available	July 01, 2023
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Featuring three private offices and a conference room complete with a kitchenette.

370 Main St, Worcester, MA 01608



Main Entrance



Building Entrance

Listing spaces

6th Floor Ste 660

Space Available	1,727 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Featuring three private offices and a conference room complete with a kitchenette.

7th Floor Ste 710

Space Available	1,450 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

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Entrance Lookback



Immersive Lobby

Listing spaces

7th Floor Ste 725

Space Available	1,240 SF
Rental Rate	\$21.00 /SF/YR
Date Available	July 01, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Beautiful office space available in the Guaranty Building at 370 Main Street. This space comes with two dedicated parking spaces per 1,000 SF of space.

8th Floor Ste 880

Space Available	3,125 SF
Rental Rate	\$21.00 /SF/YR
Date Available	60 Days
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

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High-speed Elevators



Conference Room

Listing spaces

9th Floor Ste 910

Space Available	750 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Beautiful office space available in the Guaranty Building at 370 Main Street. This space comes with two dedicated parking spaces per 1,000 SF of space.

9th Floor Ste 935

Space Available	1,349 SF
Rental Rate	\$21.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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Conference Room



Vending Machines

Listing spaces

9th Floor Ste 950

Space Available	2,180 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Beautiful office space available in the Guaranty Building at 370 Main Street. This space comes with two dedicated parking spaces per 1,000 SF of space.

10th Floor Ste 1050

Space Available	5,350 SF
Rental Rate	\$21.00 /SF/YR
Date Available	August 01, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

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Stunning Office Views



Downtown Worcester Location

Listing spaces

11th Floor Ste 1100

Space Available	15,475 SF
Rental Rate	\$21.00 /SF/YR
Date Available	January 01, 2024
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Beautiful office space available in the Guaranty Building at 370 Main Street. This space comes with two dedicated parking spaces per 1,000 SF of space.

12th Floor Ste 1200

Space Available	15,475 SF
Rental Rate	\$21.00 /SF/YR
Date Available	January 01, 2024
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

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Location

