

306 Belmont Street

WORCESTER, MASSACHUSETTS



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PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 25,533 square feet of high-quality office space available immediately for sublease at 306 Belmont Street in Worcester, MA.

Formerly occupied by UMass Memorial Health, the space is in excellent condition and features a versatile layout that includes a mix of private offices, open work areas, training and conference rooms, and access to building amenities. Select furnishings may be available as part of the sublease.

Ideally situated on Route 9 with quick access to I-290, 306 Belmont Street offers exceptional connectivity to the region's colleges, hospitals, and surrounding communities. The property is located directly across from UMass Memorial's University Campus, AbbVie's bio-research facility, and The Reactory — Worcester's rapidly developing biotech park.

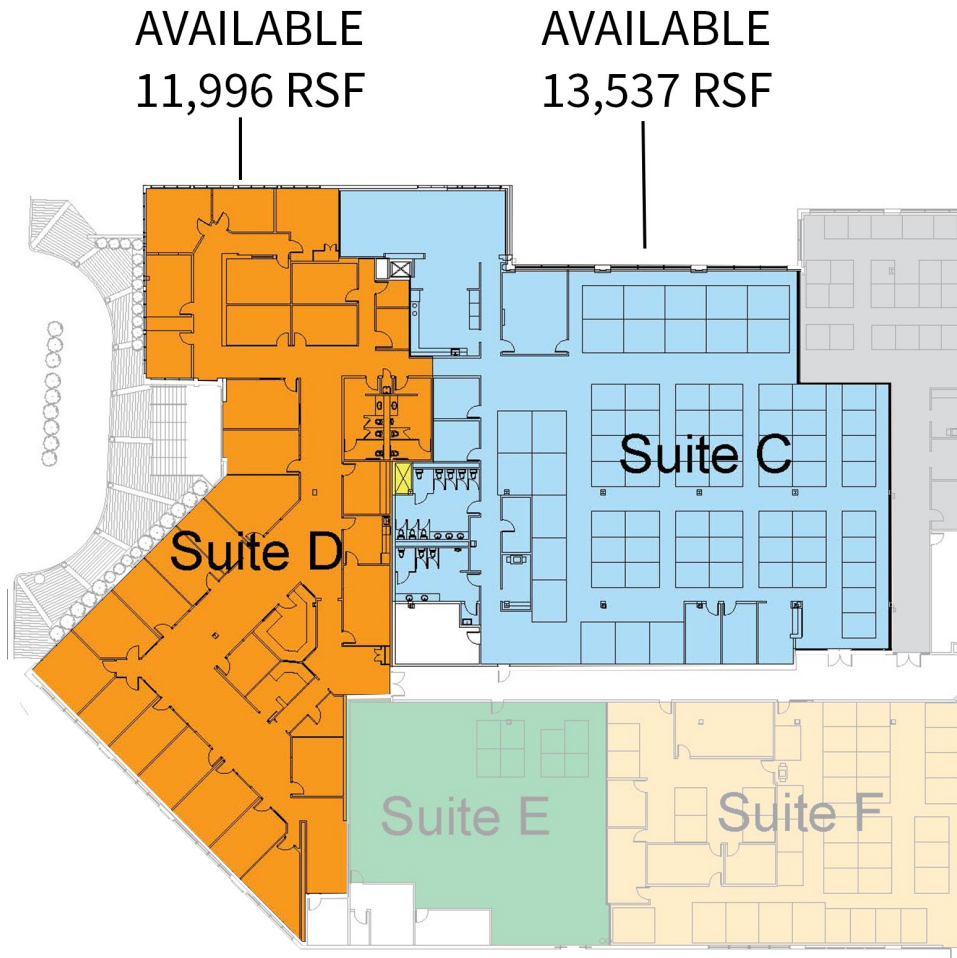
Don't miss the opportunity to establish your presence in the heart of Worcester's thriving life sciences and biotech corridor. Contact us today to schedule a tour.

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

Lease Expiration Date: December 31, 2030

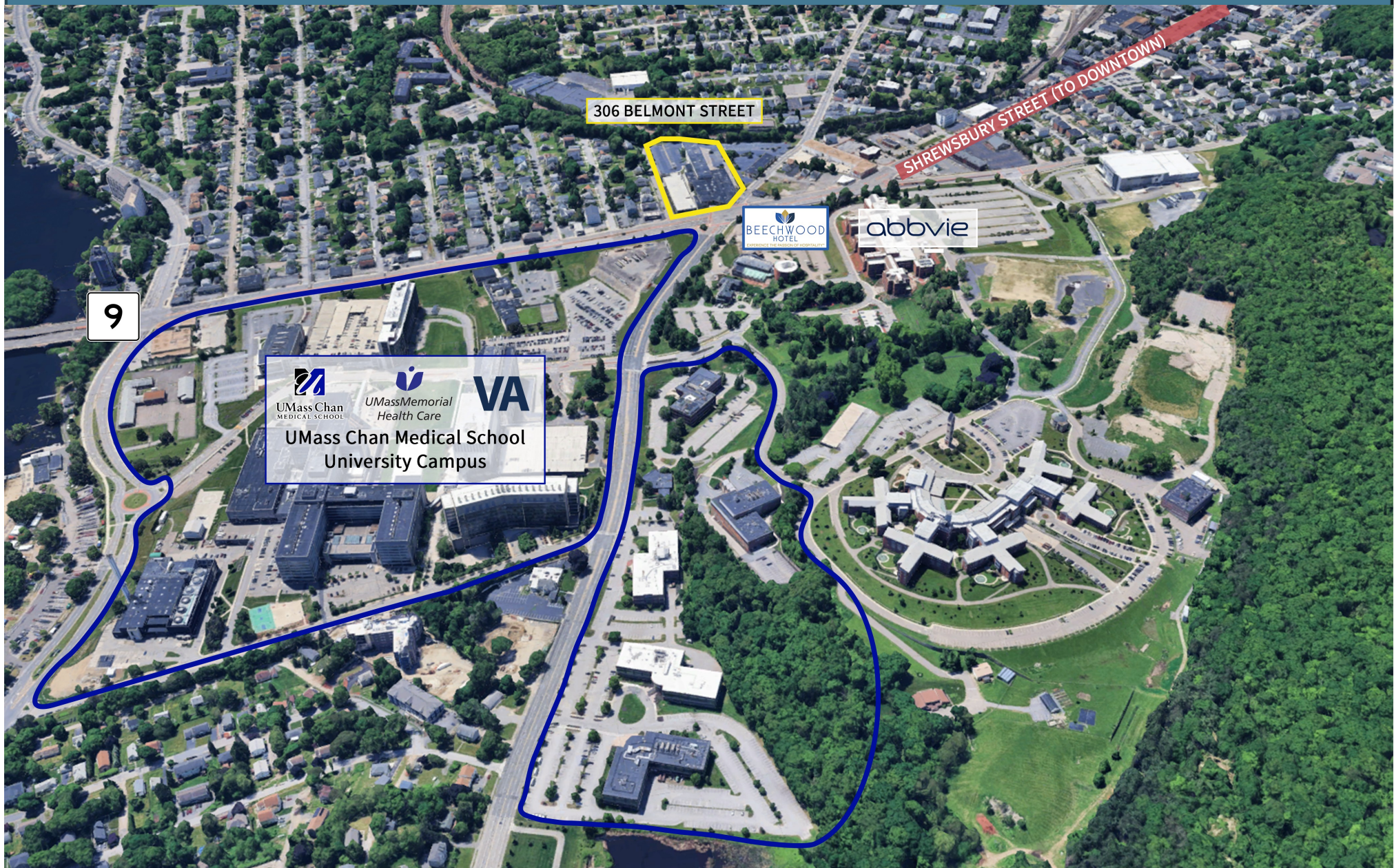


PROPERTY SPECIFICATIONS



PROPERTY TYPE	Office
BUILDING SIZE	78,916 SF
AVAILABLE SF	Suite D: 11,996 RSF Suite C: 13,537 RSF Combined: 25,533 RSF
PARKING	260 surface spaces
ZONING	ML-10
LEASE RATE	\$17.50/SF/yr (NNN)
LEASE EXPIRATION DATE	December 31, 2030

PROPERTY LOCATION



INTERIOR IMAGES





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