

DOWNTOWN OFFICE/RETAIL SPACE FOR LEASE

THE EXCHANGE BUILDING

311 Main Street, Worcester, Massachusetts



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PROPERTY DESCRIPTION

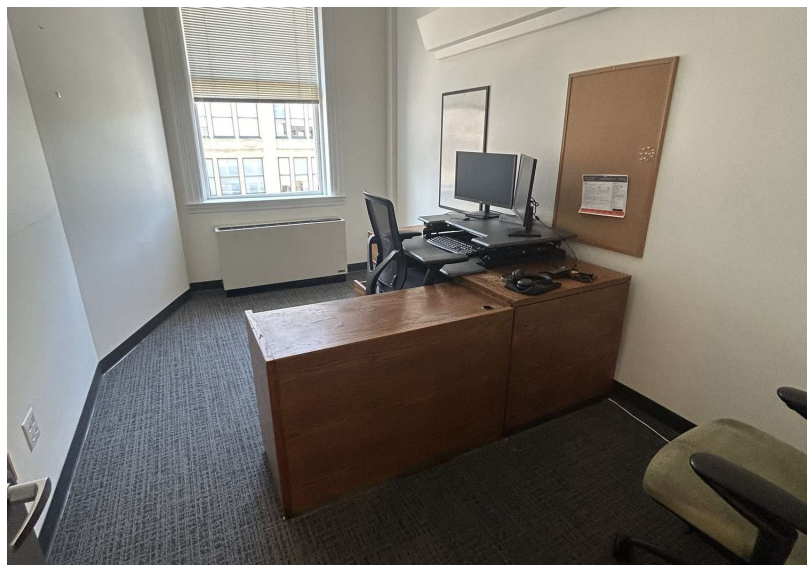
On behalf of Rucker Investments, Kelleher & Sadowsky is pleased to present 311 Main Street, Worcester, MA as available for lease. The Exchange Building, originally built in 1910, is a five-story class-B office/retail building situated directly on Worcester's prestigious Main Street. The property is steps away from a number of amenities, including Worcester District Court, Mechanic's Hall, The Palladium, The DCU Center, and a number of restaurant options. There are both street-level retail and office space that is available or soon to be available for lease.

311 Main Street can accommodate a number of office and retail users of different sizes, with convenient, off-street parking available to all tenants. For more information or to schedule a private showing, please contact the listing broker.

OFFERING SUMMARY

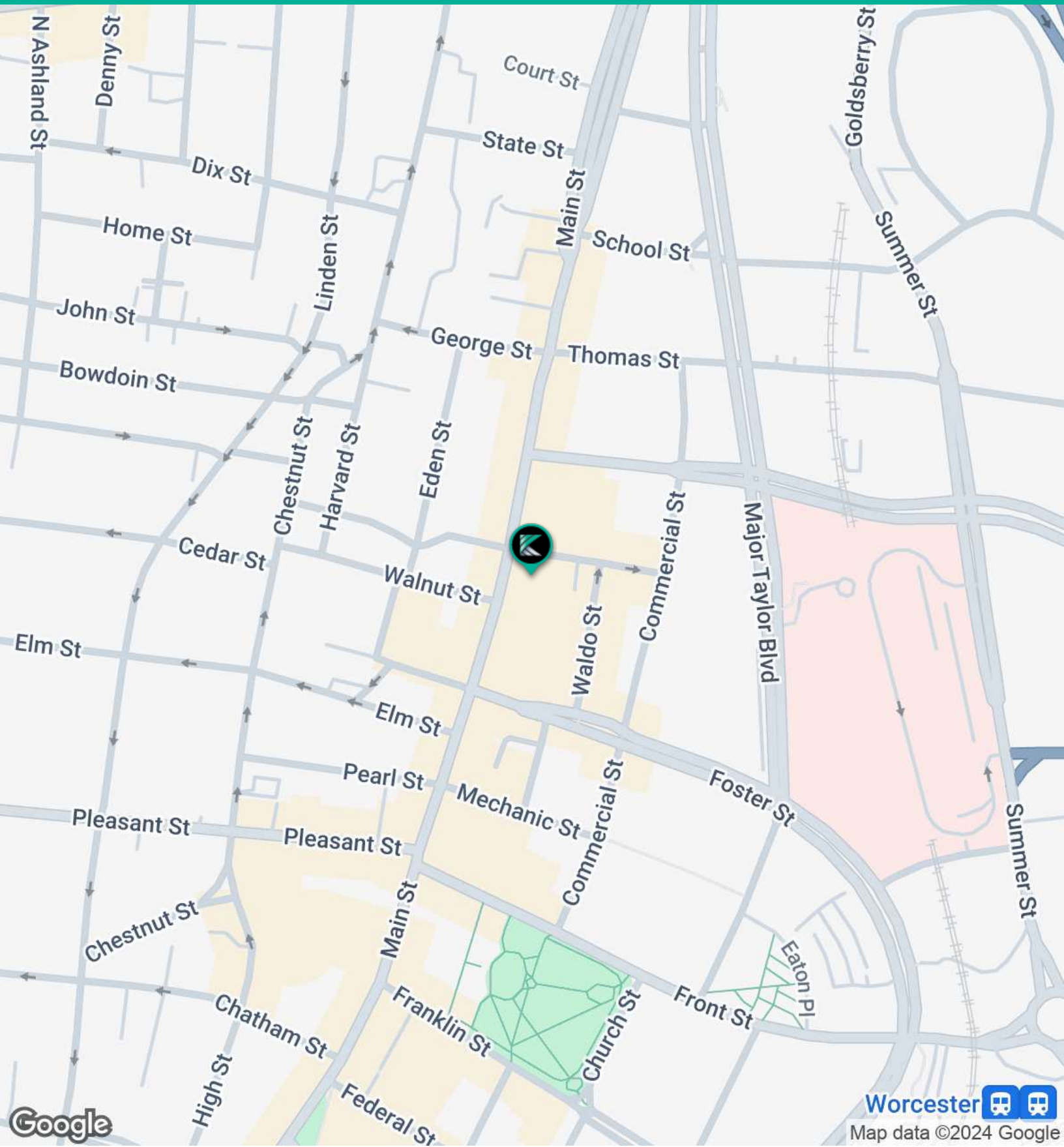
Available SF:	2,000 - 13,000 SF
Available Retail Space:	3,000 SF
Available Office Space:	1,800 - 26,000 SF
Parking:	Surface Lots
Lot Size:	0.55 Acres
Building Size:	64,780 SF
Pricing:	Market Rate

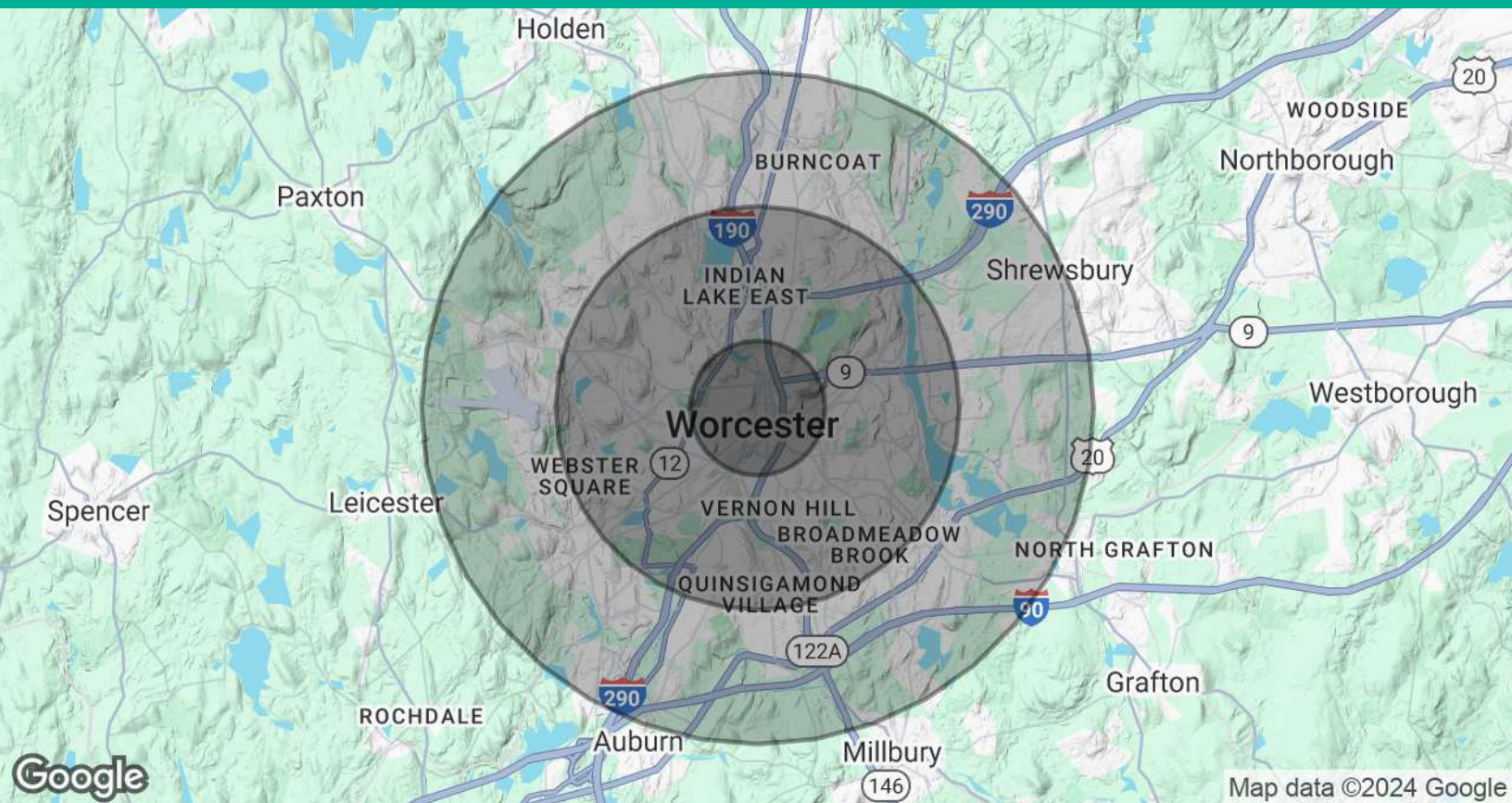
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,125	67,153	100,626
Total Population	37,854	175,481	260,784
Average HH Income	\$59,404	\$86,436	\$100,104



FOR LEASE • THE EXCHANGE BUILDING

Location Map





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	37,854	175,481	260,784
Average Age	35	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,125	67,153	100,626
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$59,404	\$86,436	\$100,104
Average House Value	\$337,206	\$369,780	\$400,759

Demographics data derived from AlphaMap