

FOR LEASE
14,052 SF

85 Prescott Street, Worcester, MA



FIELDSTONE
Commercial Properties Inc.



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Building Overview

85 Prescott Street is a meticulously converted historic building now home to a mix of medical and technology tenants. The property is situated in close proximity to WPI's GateWay I building and its expanding student housing plans. Its location puts it blocks from Worcester's Central Business District with unparalleled highway access enabling short commute times and arguably the best access in the city for its tenants. In Worcester's parking-constrained market the 200+ parking spaces give peace of mind to any tenant's employee or visitor as there is always on-site parking available. The quality of this property is shown through its strong tenant retention with many of its tenants calling the property home for years.

Amenities: 85 Prescott Street in Worcester, MA, is ideally located near an array of amenities catering to professionals. Dining options include **The Fix Burger Bar** for gourmet burgers and craft beers, Fuel America for healthy meals and artisanal coffee, and several establishments in the nearby **Trolley Yard**, such as **Chipotle Mexican Grill**, **Hot Table Panini**, and **X-Golf Worcester**, which also features indoor golf simulators and a full bar for networking or leisure. After-hours, professionals can unwind at **Armsby Abbey**, known for its craft beers and gastropub fare, the lively **Ralph's Diner**, or the refined **1885**, offering specialty cocktails and bites. Cultural and public attractions like the **Worcester Art Museum**, the vibrant **Grid District**, and the iconic **Chadwick Square Diner** further enrich the area, making this property a prime location for work and social engagement.

Property Key Features

Year Built: 1900

Renovated: 2018

Construction: Brick & Beam

Building Size: +/- 82,875 SF

Lot Size: +/- 1.78 acres

Building Type: Mixed Medical

Sprinklers: Wet System

Elevators: Two (2)

Clear Height: 14'

Loading Docks: Two (2) Docks

Utilities: Public Water & Sewer

HVAC: Heat (Gas) Air Conditioning,
100% Climate Controlled

Parking: +/- 220 Spaces (2.7:1,000 SF)

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Available Units & Vacancy

Unit 101 (2,850 SF)



This 2,850-square-foot medical office suite features a welcoming reception area, multiple private offices, exam rooms, and dedicated nurse assistant spaces.

Prime first-floor space located just off the main entrance, offering exceptional visibility and convenient access to the building's garden-style courtyard and private parking lot.

Beautiful brick-and-beam design with exposed ceilings showcased throughout the building.

Units 401-402 (11,202 SF)



11,202-square-foot office suite featuring an open-concept floor plan, perimeter private offices, conference rooms, a fully equipped break room, and spacious cubicle areas.

This versatile layout is ideal for medical offices, general office use, biotech, and research & development.

Subdivision options available to accommodate tenant needs.

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Current Tenant Mix



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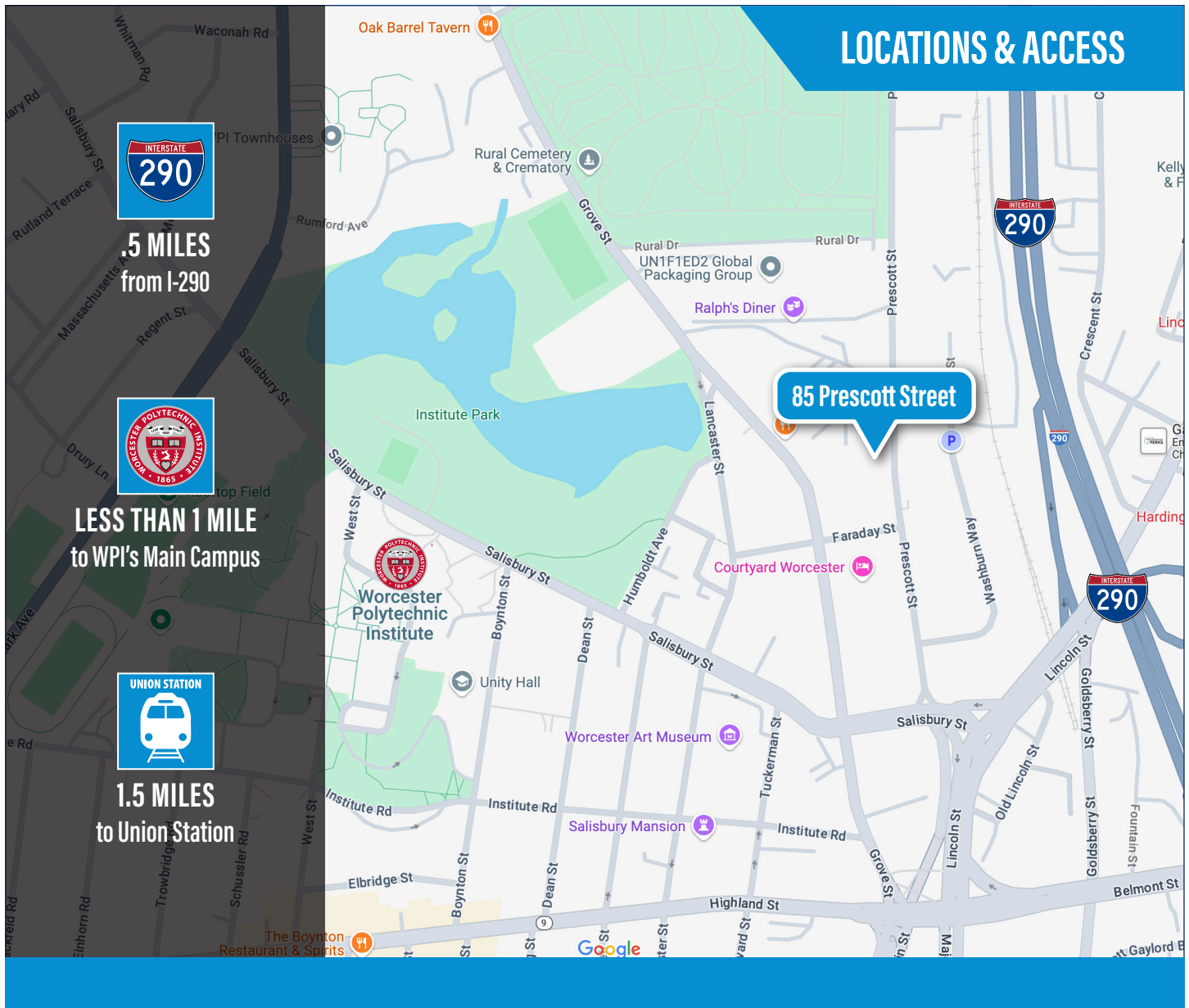
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