

446
MAIN
STREET



SYNERGY

 **Kelleher
Sadowsky**
Commercial Real Estate Services

The Glass Tower

446 MAIN STREET

446 Main Street, famously known as **The Glass Tower**, is one of the most recognizable buildings in the City of Worcester. Centrally located in the heart of downtown Worcester, and rising well above the skyline, the building has a unique all-glass façade and can be seen from all of Greater Worcester. The building boasts full-floor office space with **floor-to-ceiling windows** that offer **360-degree panoramic views** that can be custom built for companies of all sizes.

Purchased by Synergy in 2019, the building has undergone extensive renovations, modernizing the building systems and features, and bringing a roster of new amenities including: covered parking garage with direct access to the building, tenant fitness center with lockers & showers, tenant-only Wi-Fi lounge, on-site daycare service, the **Top of The Tower** event space on the upper floors, and coming in 2025 is a **brand new restaurant** on the 1st floor. The building is walking distance to Worcester's Union Station, and offers easy access to highway routes I-290 and the I-90 Massachusetts Turnpike.

Building Information

Total Building Size

250,000 RSF

Average Floor Size

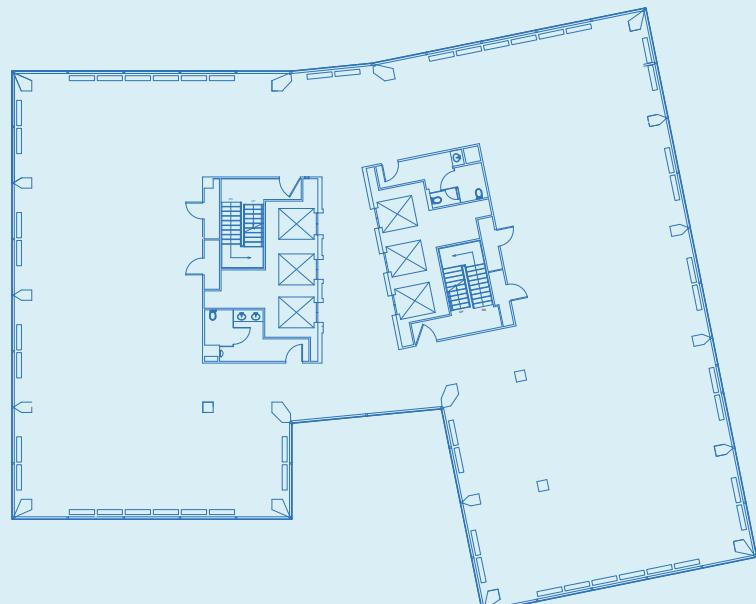
10,200 RSF

Number of Floors

24

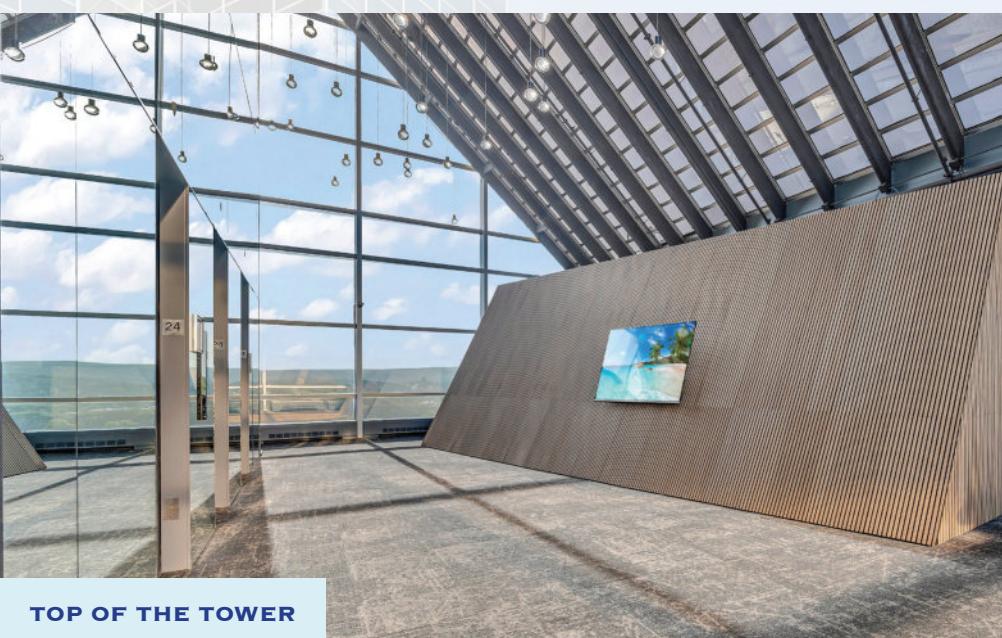
Available Space

800 – 100,000 RSF

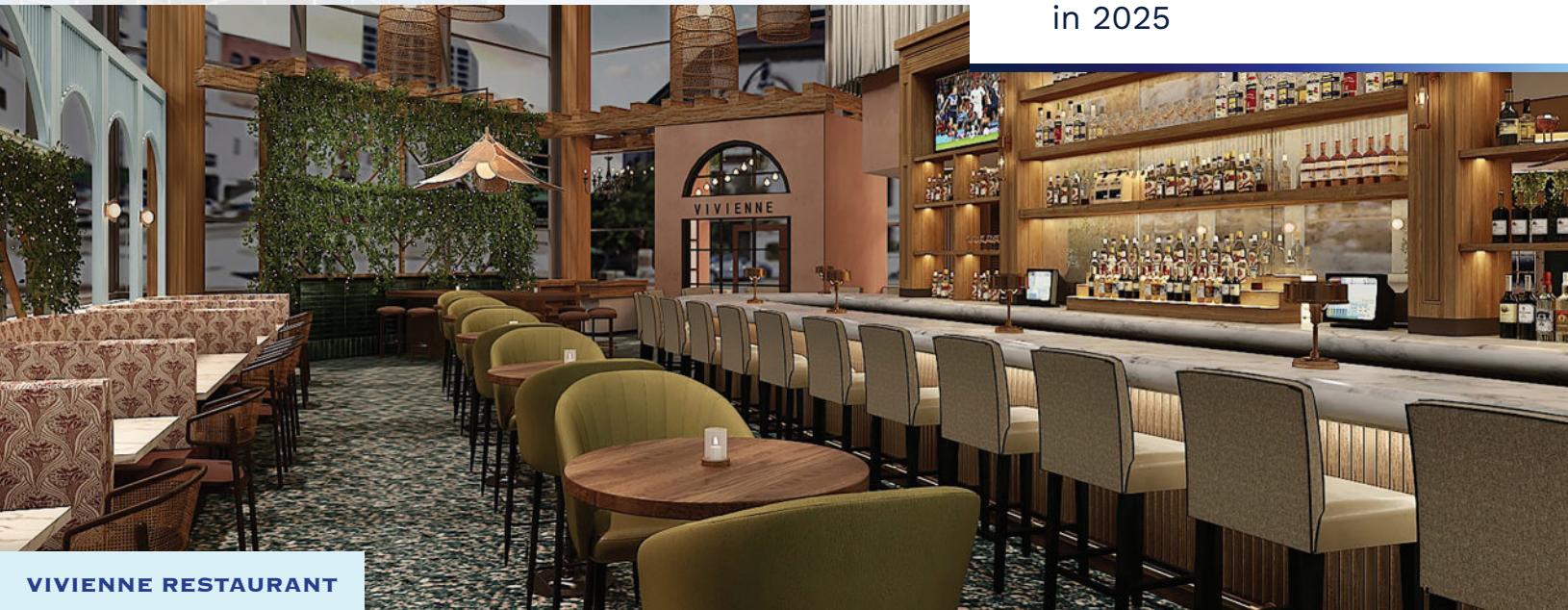




LOBBY



TOP OF THE TOWER



VIVIENNE RESTAURANT

Features & Amenities

- Local Ownership & Management
- On-site Building Security
- Covered Parking Garage
- On-site Daycare
- Top of The Tower Event Space
- Fitness Center & Showers
- Tenant Wi-Fi Lounge
- New Restaurant Coming in 2025

Map

Restaurants

1. The Mercantile
2. Ruth's Chris Steak House
3. 110 Grill
4. Fuel America
5. Dunkin'
6. Spoodles Deli
7. Oishi Japanese Kitchen
8. Ziggy Bombs
9. Shawarma Palace
10. Garden Fresh Courthouse Cafe
11. Mezcal Tequila Kitchen
12. Via Italian Table

Lifestyle & Entertainment

13. Worcester Common
14. DCU Center
15. Hanover Theatre
16. Mechanics Hall
17. Palladium
18. Polar Park

Hotels

19. AC Hotel Worcester
20. Hilton Garden Inn Worcester
21. Homewood Suites by Hilton Worcester
22. Hotel Worcester
23. Courtyard Worcester
24. Hampton Inn & Suites Worcester



ABOUT SYNERGY

Synergy is one of the **largest and most active** commercial landlords in Massachusetts and the largest private owner of downtown Boston office buildings. Both **well-capitalized**, and with a **strong reputation** for execution and **flexibility**, over 600 of the most prominent companies and organizations in Boston choose to locate in Synergy buildings.

We look forward to having you join us!

Contact

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