

OFFICE BUILDING FOR SALE | LEASE

2,560 SF VERSATILE SPACE IN HEART OF WORCESTER



11

**MILBROOK ST
WORCESTER, MA**

NAI Glickman Kovago & Jacobs

- **Prime Investment Opportunity:**
 - 11 Millbrook Street, is an ideal prospect for office building investors or owner-occupants, boasting premium quality craftsmanship and attention to detail throughout every exceptional finish of this property.
- **Central Location:**
 - Situated in Worcester's bustling heart, enjoy convenient access to the city's amenities and business hubs.
- **Functional and Customizable:**
 - Emphasizing practicality and adaptability, this property invites customization to suit diverse business requirements.
- **Inviting Open Entryway and Upper Landing:**
 - Welcoming design elements create a spacious and inviting atmosphere, perfect for greeting clients and guests with elegance.
- **Ample Parking Space:**
 - 14 spaces. Space for potential for building expansion.
- **Move-In Ready**

OFFERING

SALE PRICE:	\$799,000
LEASE RATE:	\$23.00/SF/YR

BUILDING SPECIFICATIONS:

Building Space:	+/- 2,560 SF
Total Parcel Size:	+/- 11,933 SF
Off-Street Parking	14 Spaces
Heating + Cooling	Full HVAC
Stories	2
Roof	EPDM Rubber
Electricity	Heavy Power

LOCATION OVERVIEW

Prime Location in Worcester, MA: Situated near the intersection of Interstates 190 and 290 (less than a mile), the Millbrook Street area is strategically positioned in the heart of Central Massachusetts. Just off Worcester's prominent Gold Star Boulevard and Park Avenue, the property enjoys close proximity to a comprehensive range of amenities.

Thriving Environment: Positioned in one of the most sought after areas in the city of Worcester, with most of the planned residential and commercial developments underway outside of the Central Business District / Downtown, the Gold Star Blvd area offers an opportunity for commercial ventures to capitalize on evolving market dynamics.

Revitalization Initiatives: Noteworthy revitalization efforts are underway, highlighting the area's potential for growth and investment opportunities.

Vibrant Atmosphere: Boasting a lively ambiance, this bustling thoroughfare is celebrated for its diverse mix of businesses and retail amenities, including bars and restaurants catering to a variety of tastes.



Focused
revitalization
efforts
underway



Located in heart of
Worcester



Convenient Access
Numerous new residential
and retail developments
planned

RETAILER MAP



AERIAL MAP



11

MILBROOK ST
WORCESTER, MA

INTERSTATE
190

INTERSTATE
290

INTERSTATE
290

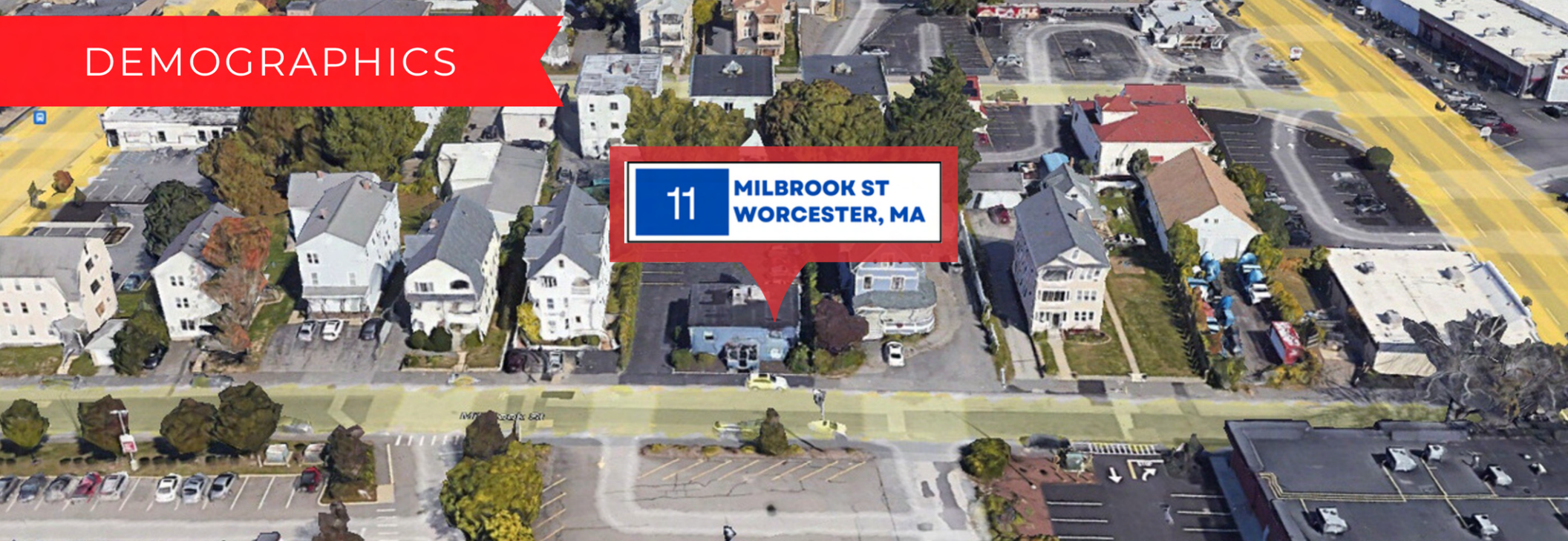
PROPERTY MAP

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MILBROOK ST
WORCESTER, MA

Legend
11
Un

DEMOGRAPHICS



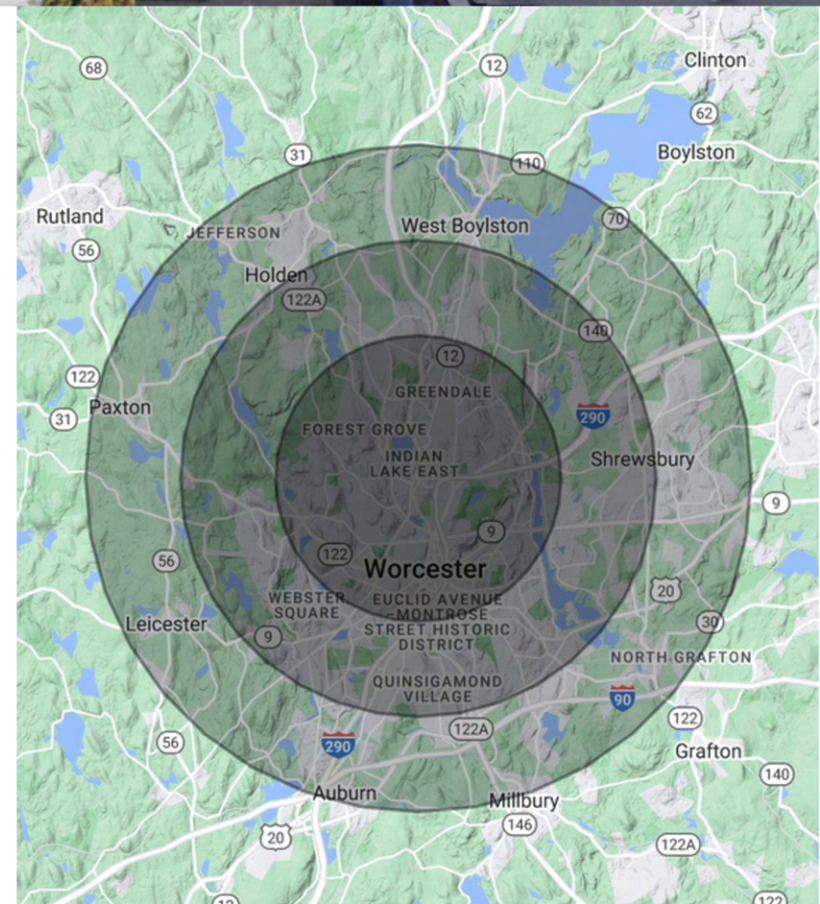
POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	137,364	227,446	283,562
Average Age	36.6	37.6	38.5
Average Age (Male)	34.8	36.1	37.1
Average Age (Female)	38.8	39.5	40.3

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	57,292	94,704	116,019
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$68,134	\$74,858	\$83,207
Average House Value	\$192,014	\$222,694	\$248,826

* Demographic data derived from 2020 ACS - US Census



PHOTOS



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