

85

PRESCOTT STREET
WORCESTER, MA

MEDICAL | OFFICE SPACE FOR LEASE



NAI Glickman Kovago & Jacobs

OFFERING SUMMARY

LEASE DESCRIPTION

Lease Rate: Negotiable

Building Size: 82,875 +/- SF

Available SF: 2,850 - 11,202 +/- SF

Stories | Avg Floor Size: 4 | 20,718 +/- SF

Year Built: 1900

Zoning: BG-6

Units Available

Unit 101

- 2,850-SF

Unit 102

- 5,496-SF

Unit 401-402

- 11,202-SF

*Units 102 & 401-402 have the
ability to be subdivided*

HIGHLIGHTS



EXPOSED BRICK AND WODDEN BEAM THROUGHOUT



LOCATED IN WORCESTER'S GATEWAY PARK AREA, A SHORT WALK FROM WPI'S MAIN CAMPUS



IDEAL FOR ALL MEDICAL PRACTICES, PROFESSIONAL SERVICES, BIOTECH, RESEARCH AND DEVELOPMENT, AND TECHNOLOGY USES.



FREE SURFACE PARKING IN EXCLUSIVE ON-SITE LOT



DIRECTLY OFF ROUTE 290 AND IN CLOSE PROXIMITY TO ALL MAJOR HIGHWAYS AND RETAIL AMENITIES

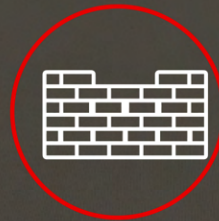
UNIT 101



2,850 SQUARE FOOT MEDICAL OFFICE SUITE. INCLUDES A RECEPTION AREA, MULTIPLE PRIVATE OFFICES, EXAM ROOMS, AND NURSE ASSISTANT AREAS



MARQUEE FIRST FLOOR SPACE OFF THE MAIN ENTRANCE WITH HIGH VISIBILITY AND EASY ACCESS TO AND FROM THE BUILDING'S GARDEN-STYLE COURTYARD AND EXCLUSIVE PARKING LOT



BRICK AND BEAM AESTHETIC WITH EXPOSED CEILINGS FEATURED THROUGHOUT

UNIT 102



5,496 SQUARE FOOT OFFICE SUITE --
LARGE WELCOMING AREA, PERIMETER
PRIVATE OFFICES WITH GLASS
ENTRYWAYS, FULL BREAK ROOM



WELL SUITED FOR MEDICAL USERS,
GENERAL OFFICE REQUIREMENTS, HOME
HEALTH AGENCIES, BEHAVIORAL HEALTH,
ETC.

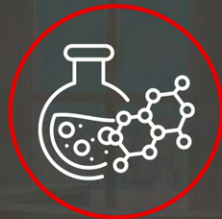


FIRST FLOOR OFFICE, EASY ACCESS TO
AND FROM THE BUILDING'S GARDEN-
STYLE COURTYARD AND EXCLUSIVE
PARKING LOT

UNIT 401-402



11,202 SQUARE FOOT OFFICE SUITE --
OPEN CONCEPT FLOOR PLAN, PERIMETER
PRIVATE OFFICES, CONFERENCE ROOMS,
FULL BREAK ROOM, LARGE CUBICLE
AREAS



THIS FLOOR PLAN LENDS
WELL TO ALL MEDICAL OFFICE,
GENERAL OFFICE, BIOTECH, AND R & D
USES.



POTENTIAL TO SUBDIVIDE BASED ON
TENANT REQUIREMENTS

LOCATION MAP



85 PRESCOTT STREET
WORCESTER, MA

RELIANT
MEDICAL GROUP

WuXi Biologics
Global Solution Provider

abbvie

charles river

UMass Memorial Health
UMASS MEMORIAL MEDICAL CENTER

UMass Chan
MEDICAL SCHOOL

SAINT VINCENT
HOSPITAL

CHIPOTLE
MEXICAN GRILL

BEAN COUNTER
Bakery Cafe

RELIANT
MEDICAL GROUP

bank Hometown

MBI

THE FIX
BURGER BAR
ELIXIRS & SHAKES

Fuel

WPI

BOYNTON

CENTRAL
BUSINESS
DISTRICT

SHREWSBURY
STREET

HAMILTON

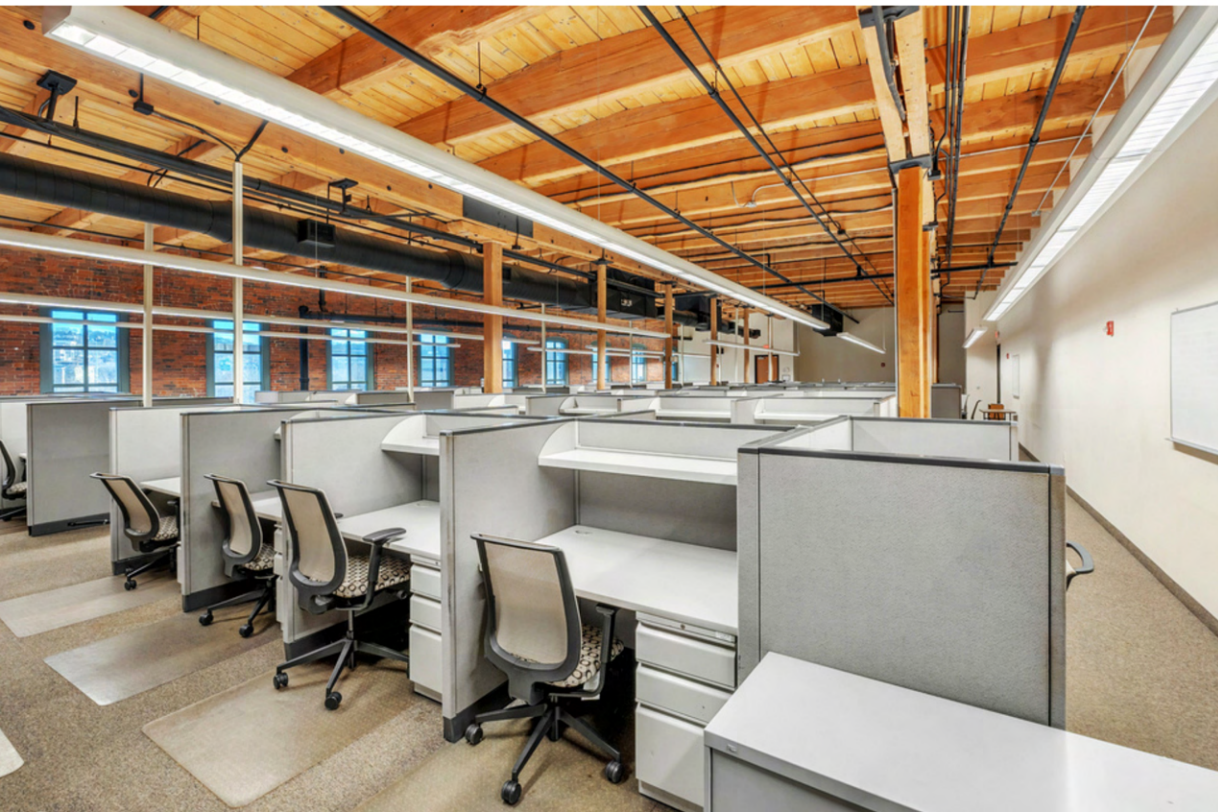
CENTRAL
BUSINESS
DISTRICT

HAMILTON

EXTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS

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WORCESTER, MA

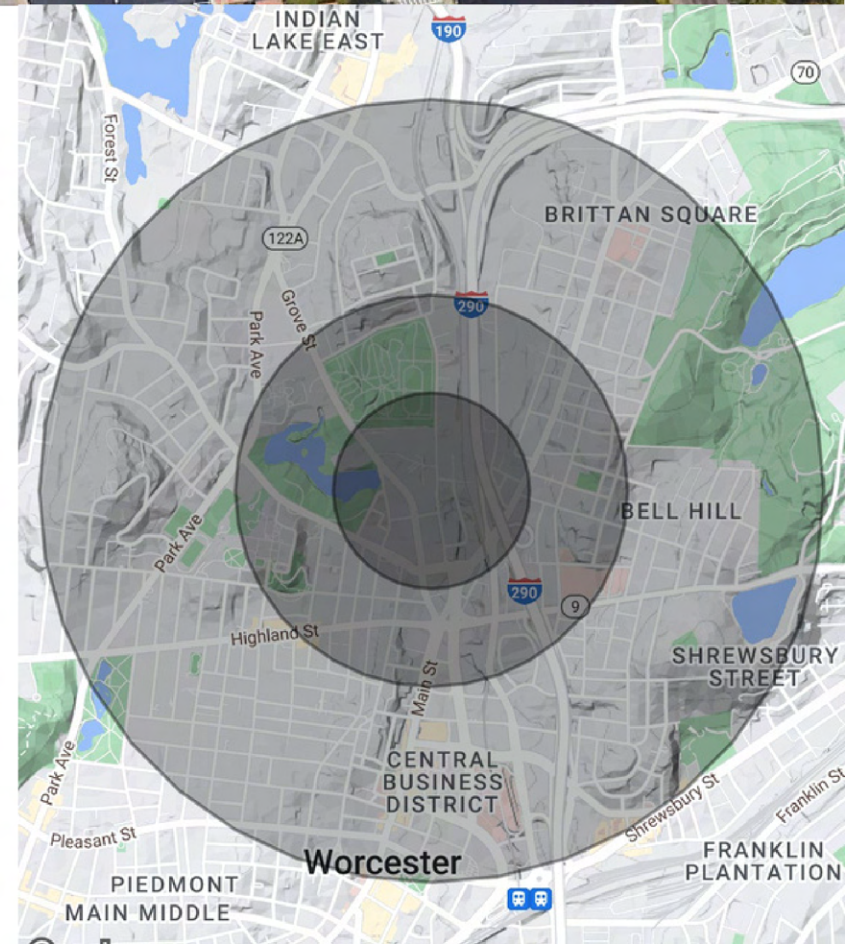
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	822	5,916	24,325
Average Age	26.4	26.0	32.5
Average Age (Male)	26.7	26.4	30.9
Average Age (Female)	26.6	25.7	34.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	297	2,108	10,262
# of Persons per HH	2.8	2.8	2.4
Average HH Income	\$52,366	\$39,237	\$45,883
Average House Value	\$213,868	\$116,791	\$119,526

* Demographic data derived from 2020 ACS - US Census



CONTACT US



JAMES GLICKMAN
Principal

508-769-5007
jglickman@nai-gkj.com



JONAH D. GLICKMAN
Vice President

508-868-3765
jdglickman@nai-gkj.com



JAMES KEOGH
Vice President

774-239-5151
jkeogh@nai-gkj.com

NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

www.glickmankovago.com

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WORCESTER, MA**

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