

116
BELMONT STREET
WORCESTER, MA

TWO MEDICAL OFFICE SPACES FOR LEASE

NAI Glickman Kovago & Jacobs

Offering

LEASE RATE: \$22.50 SF/YR (MG)

Property Summary

TOTAL BUILDING SIZE: 20,530 SF

TOTAL LIVING SIZE: 16,320 SF

LOT SIZE: 0.87 Acres

YEAR BUILT: 1970

UNIT ONE: 1,900 SF

UNIT TWO: 1,900 SF

PARKING SPACES: 65+

PARKING RATIO: 5.25/1000

ZONING: BL-1

SPRINKLERS: WET

HVAC: Gas-Fired Forced Air
Central AC



PROPERTY DESCRIPTION



NAI Glickman Kovago and Jacobs is pleased to announce two spaces available for lease, located at 116 Belmont Street.

This best-in-class medical office building sits directly on Route 9 in Worcester off the I-290 ramp, with a daily traffic count of over 35,000 vehicles per day. Situated directly across from UMASS Memorial hospital, the property benefits from its close proximity to a number of major medical groups and independent practices, that provide synergistic services to current and future tenants of 116 Belmont.

Both vacancies are ideal for medical-office and general office tenancies.

HIGHLIGHTS



LOCATED ALONG MAJOR THOROUGHFARE



65+ PARKING SPOTS



EASY ACCESS TO ALL MAJOR HIGHWAYS,
SECONDS AWAY FROM I-290



ACROSS FROM UMASS MEMORIAL
0.8 MILES FROM ST. VINCENT'S HOSPITAL
1.1 MILES FROM HAHNEMANN CAMPUS



CLOSE PROXIMITY TO ALL RETAIL AND
COMMERCIAL AMENITIES OF
WORCESTER'S CENTRAL BUSINESS
DISTRICT

WORCESTER MARKET



RETAIL | DINING OPTIONS

Positioned in the vibrant city of Worcester, MA, and surrounded by a diverse array of Hospitals, medical care facilities, and other professional offices, the offering gives potential patrons a dynamic and engaging medical hub within a thriving commercial landscape.



ACCESSIBILITY | TRANSPORTATION

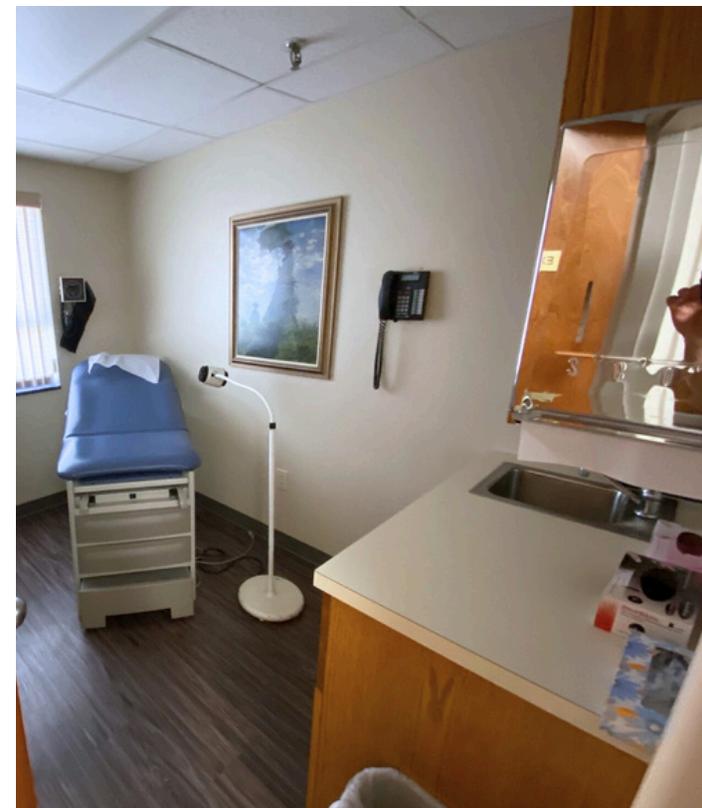
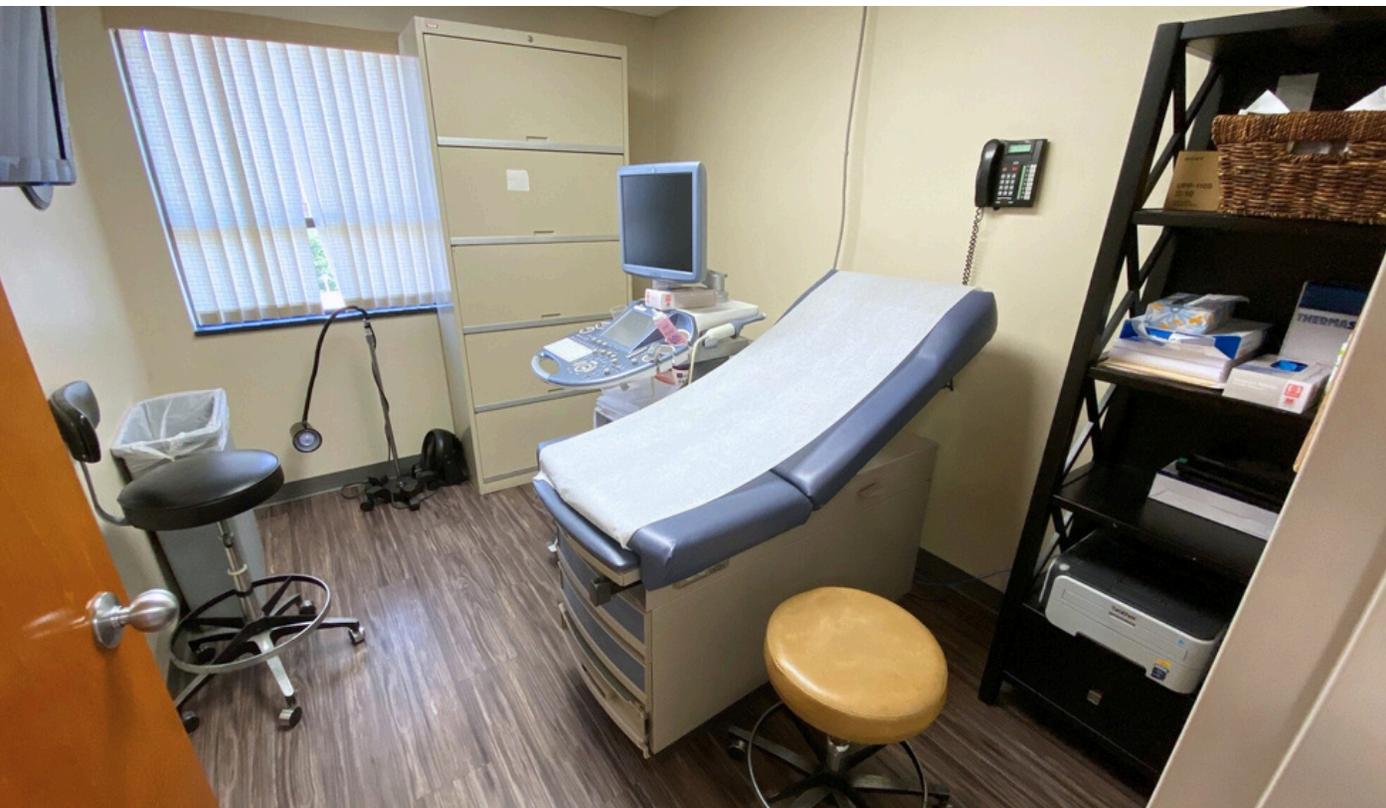
Situated on Route 9, the property has great accessibility to I-290, Massachusetts Turnpike I-90, Interstate 146, Route 20, Route 9, and I-190. This interconnectivity lends itself to staff members, patients, and visitors, who commute from surrounding towns.



BUSINESS DEVELOPMENT

Set against the backdrop of Worcester, MA's burgeoning business landscape, this space presents a strategic investment opportunity, capitalizing on the city's robust business development and ensuring a steady flow of clientele from the growing local workforce

PHOTOS



CONTACT US



JAMES KEOGH
Vice President

774-239-5151
jkeogh@glickmankovago.com



LEXI BRISSETTE
Vice President

508-868-6182
abrissette@glickmankovago.com

NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

www.glickmankovago.com



All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.