

# 306 Belmont Street

WORCESTER, MASSACHUSETTS



Tom Bodden  
774-214-6225  
bodden@kelleher-sadowsky.com

Will Kelleher  
508-596-5395  
higgins@kelleher-sadowsky.com

James Umphrey  
508-579-6080  
umphrey@kelleher-sadowsky.com

# PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 7,250 — 33,000 square feet of high-quality office space available immediately for sublease at 306 Belmont Street in Worcester, MA.

Formerly occupied by UMass Memorial Health, the space is in excellent condition and features a versatile layout that includes a mix of private offices, open work areas, training and conference rooms, and access to building amenities. Select furnishings may be available as part of the sublease.

Ideally situated on Route 9 with quick access to I-290, 306 Belmont Street offers exceptional connectivity to the region's colleges, hospitals, and surrounding communities. The property is located directly across from UMass Memorial's University Campus, AbbVie's bio-research facility, and The Reactory — Worcester's rapidly developing biotech park.

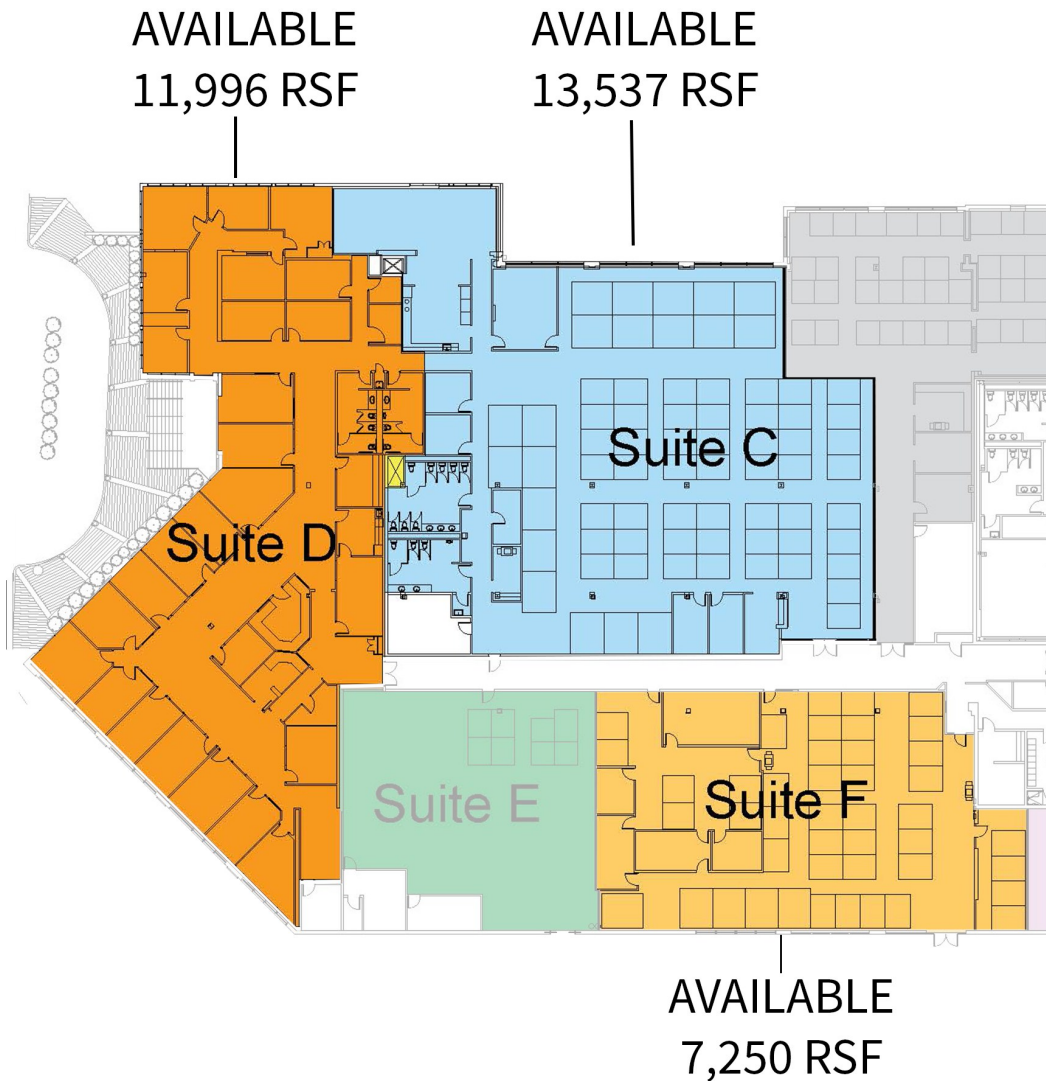
Don't miss the opportunity to establish your presence in the heart of Worcester's thriving life sciences and biotech corridor. Contact us today to schedule a tour.

Sublease Rate: \$17.50 SF/yr (NNN)

Lease Expiration Date: December 31, 2030



# PROPERTY SPECIFICATIONS



<b>PROPERTY TYPE</b>	Office
<b>BUILDING SIZE</b>	78,916 SF
<b>AVAILABLE SF</b>	Suite D: 11,996 RSF Suite C: 13,537 RSF Suite F: 7,250 RSF Combined: 33,000 RSF
<b>PARKING</b>	260 surface spaces
<b>ZONING</b>	ML-10
<b>LEASE RATE</b>	\$17.50/SF/yr (NNN)
<b>LEASE EXPIRATION DATE</b>	December 31, 2030

# PROPERTY LOCATION



# INTERIOR IMAGES





# 306 Belmont Street

Tom Bodden  
774-214-6225  
bodden@kelleher-sadowsky.com

Will Kelleher  
508-596-5395  
higgins@kelleher-sadowsky.com

James Umphrey  
508-579-6080  
umphrey@kelleher-sadowsky.com



120 Front Street, Suite 210, Worcester, MA | Office: 508-755-0707 | Fax: 508-755-0808 | [www.kelleher-sadowsky.com](http://www.kelleher-sadowsky.com)