

SPACE FOR LEASE

17,973 SQ. FT



ABOUT THIS PROPERTY

This modern, multi-story, office building is strategically located near the intersection of Burncoat and Lincoln Streets. Tenants benefit from a gated parking lot with 166 spaces, prominent building signage, and flexible layouts to suit various business needs. Conveniently located with direct access to I-190, I-290, and Route 9, The property is minutes from downtown Worcester, steps from WRTA bus stops, and close to dining, shopping, and services including Lincoln Plaza, UMass Memorial, and BP.

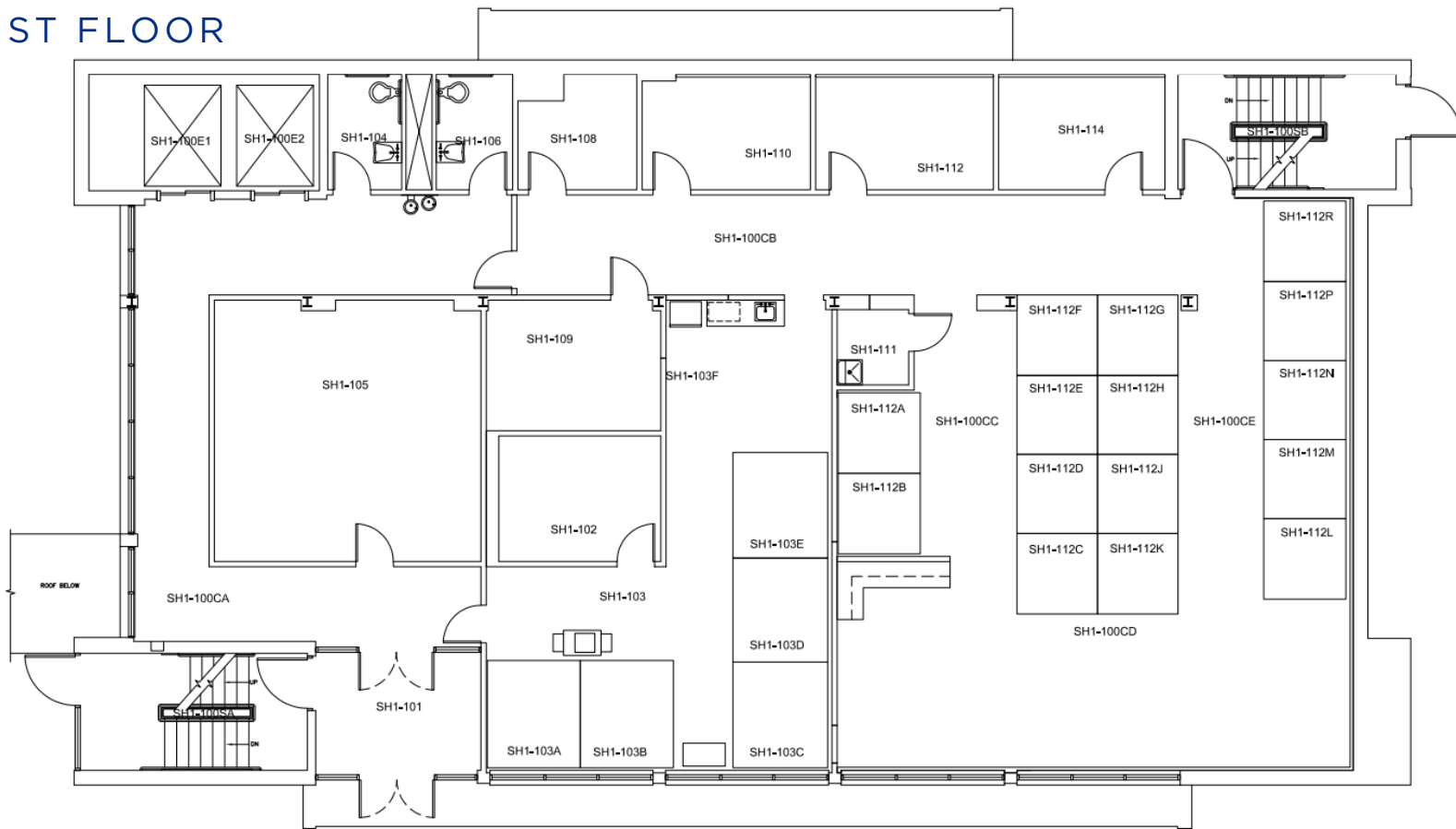
\$27.50 PER SQ FT
11 Shattuck Street
Worcester, MA

CHACHARONE
P R O P E R T I E S

Nick Chacharone - 508-853-5066

LAYOUT & SPECIFICATIONS

1ST FLOOR



SPACE

- Typical floor 5,991 sq ft
- Customizable layout
- Fully sprinklered
- 24 hour access and security system
- Building signage
- Air conditioned

BUILDING

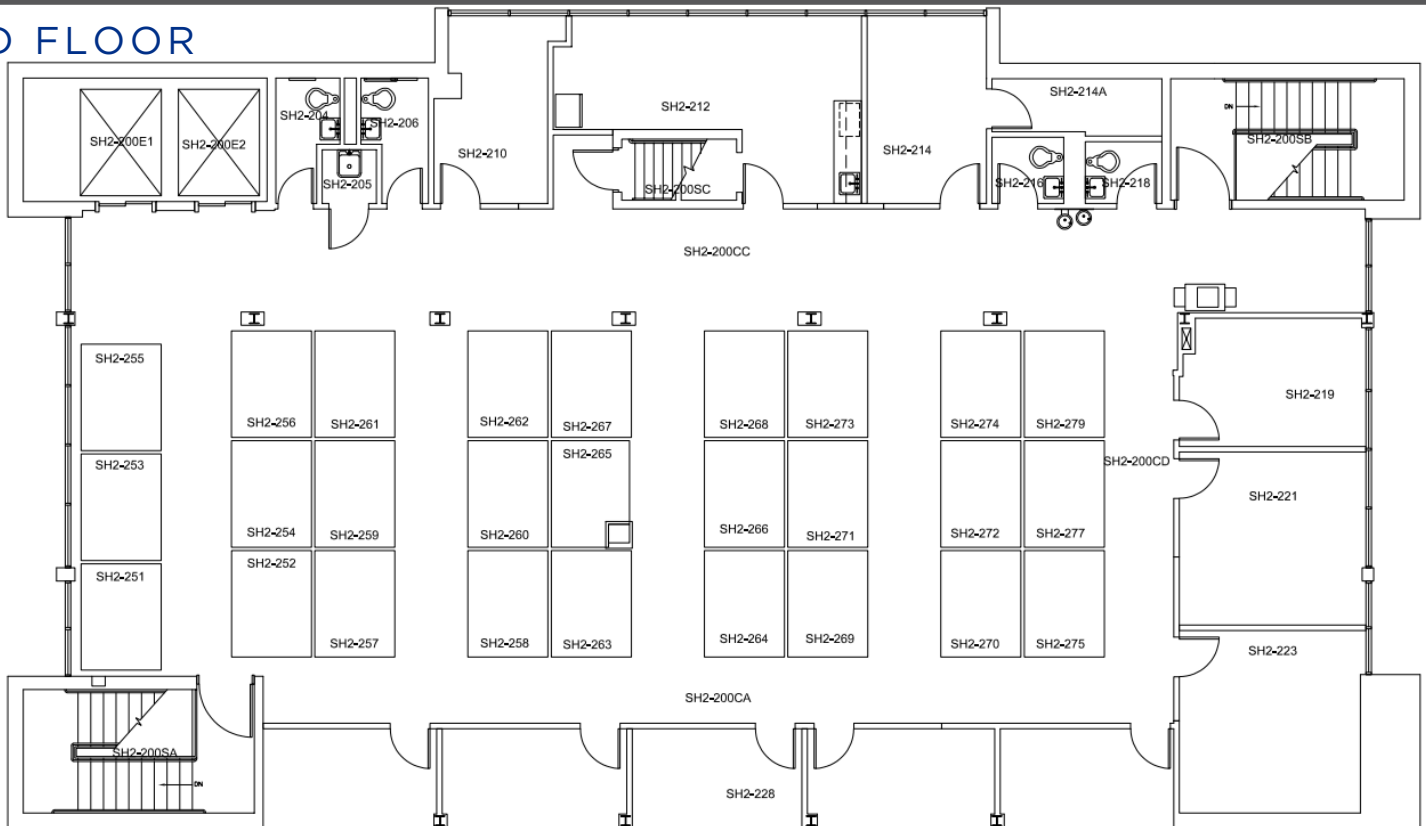
- 3 Floors
- 17,938 total sq ft
- Gated parking lot
- 166 Parking spaces
- Fully air conditioned
- 24 hour access and security system

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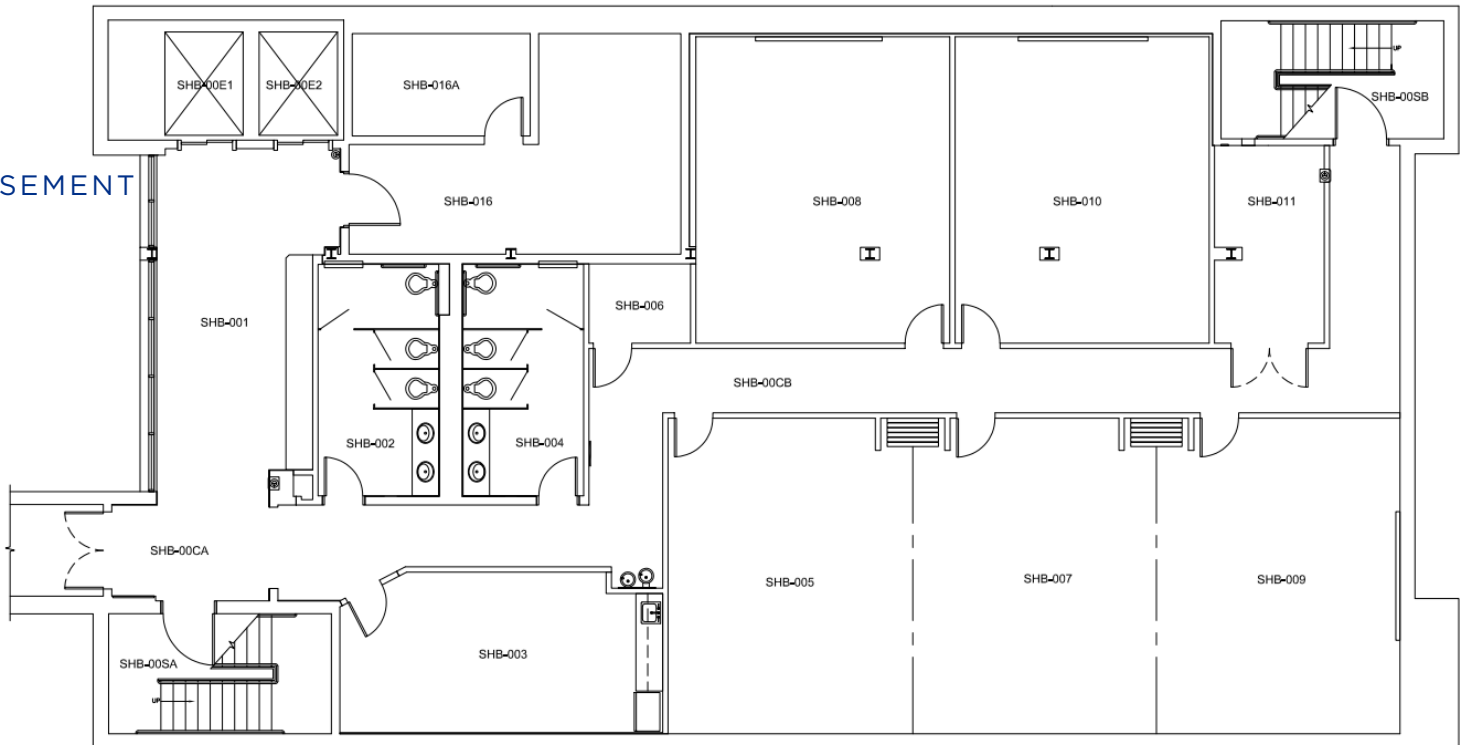
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LAYOUT & SPECIFICATIONS

2ND FLOOR



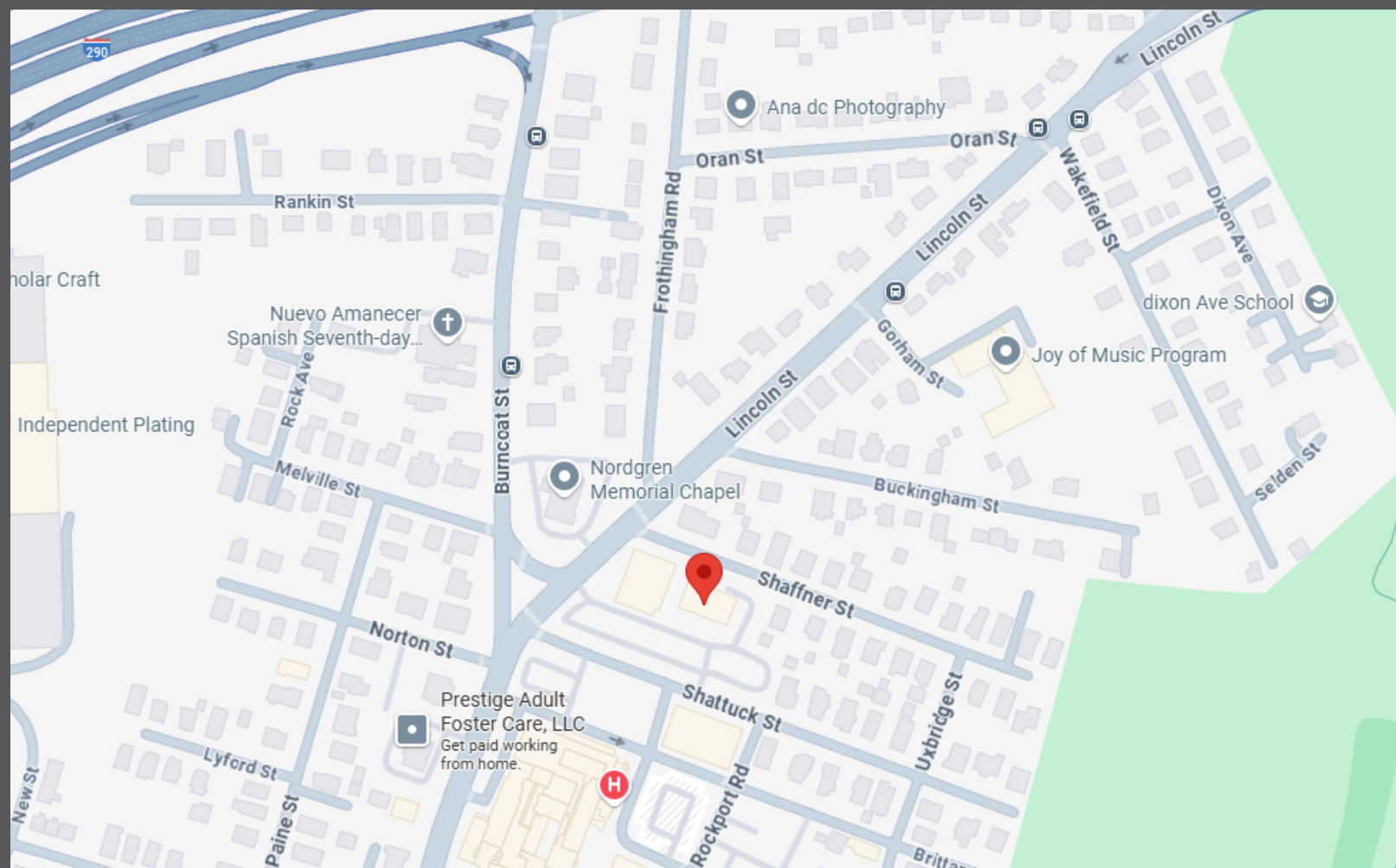
BASEMENT



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LOCATION & AMMENITIES



LOCATION

- Easy access to 190, 290, and route 9
- Short drive to downtown Worcester
- Short walk to multiple WRTA bus stops
- Nearby to national and local dining, fuel, and grocery

NEIGHBORS

- Restaurants like Oak Barrel Tavern, The Fix, and Texas Roadhouse
- Lincoln Plaza
- UMass Memorial Medical Center
- BP Gas Station

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