

403 BELMONT STREET

CLASS A MEDICAL OFFICE | WORCESTER, MA





A DYNAMIC WORKPLACE AMIDST THRIVING MEDICAL CAMPUS

Situated on the bustling UMass Chan Medical School Campus, 403 Belmont Street is a state-of-the-art medical facility boasting approximately 108,750 +/- SF of rentable area on 4 floors.

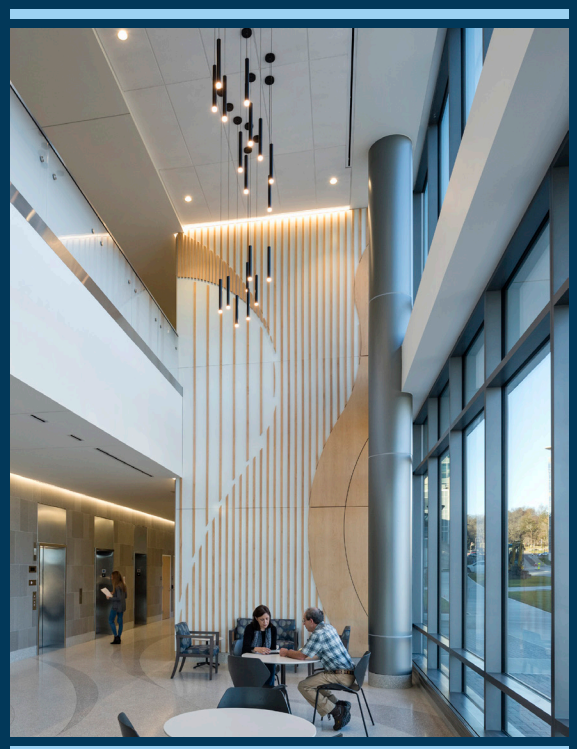
The building includes an attached garage with a covered walkway connected to the 3rd floor, allowing for seamless patient and employee access. Ratio for parking is 4 / 1,000 SF.

Tenants of 403 Belmont Street have access to the cafe and fitness center, located at the Albert Sherman Center.



The Veteran Affairs (VA) outpatient clinic of Worcester occupies more than 50,000 SF within the Class A medical office building. The outpatient clinic offers primary care and specialty health services including laboratory services, physical therapy, nutrition counseling, radiology, and more.

At 403 Belmont Street, 38,646 +/- SF remain available for lease on two floors, which can be subdivided to accommodate tenants from 5K SF and above. The space is ideal for vibrant medical practices looking to grow and expand.



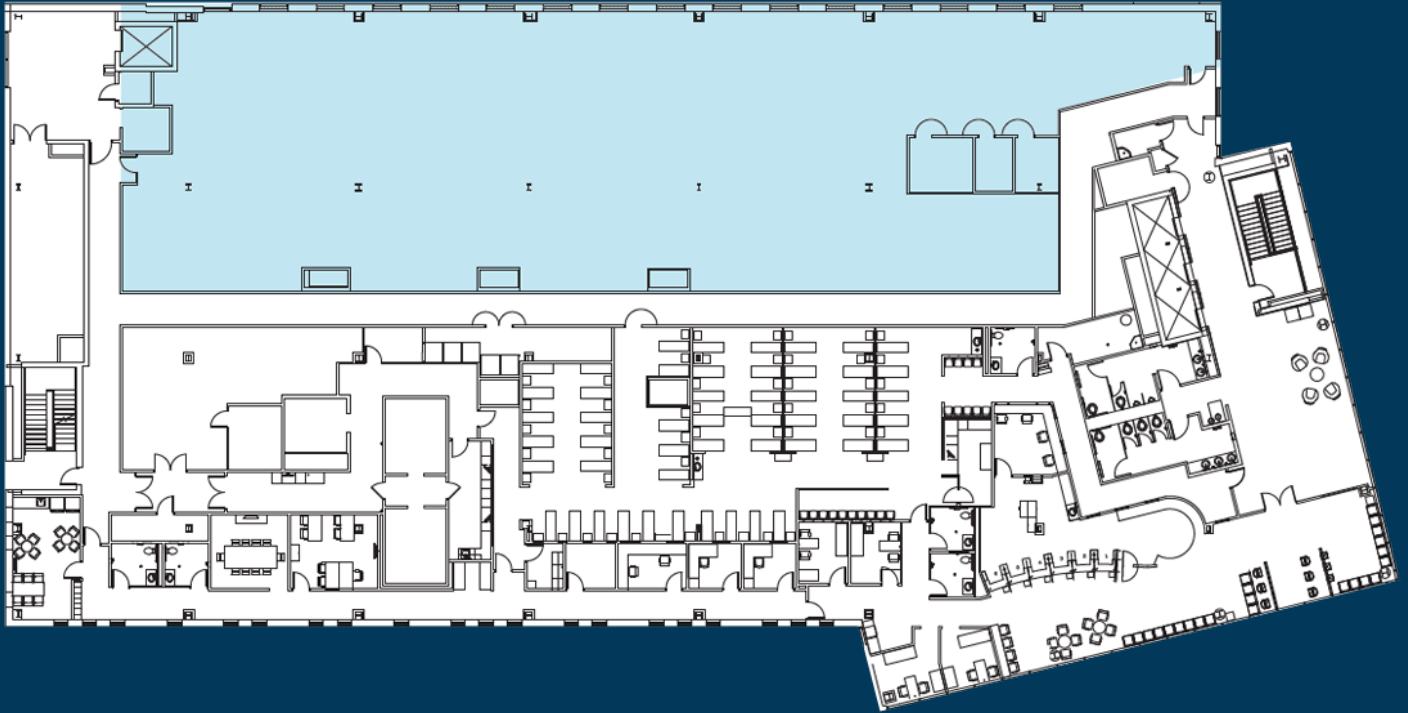
BUILDING AVAILABILITY

10,825 SF

27,821 SF

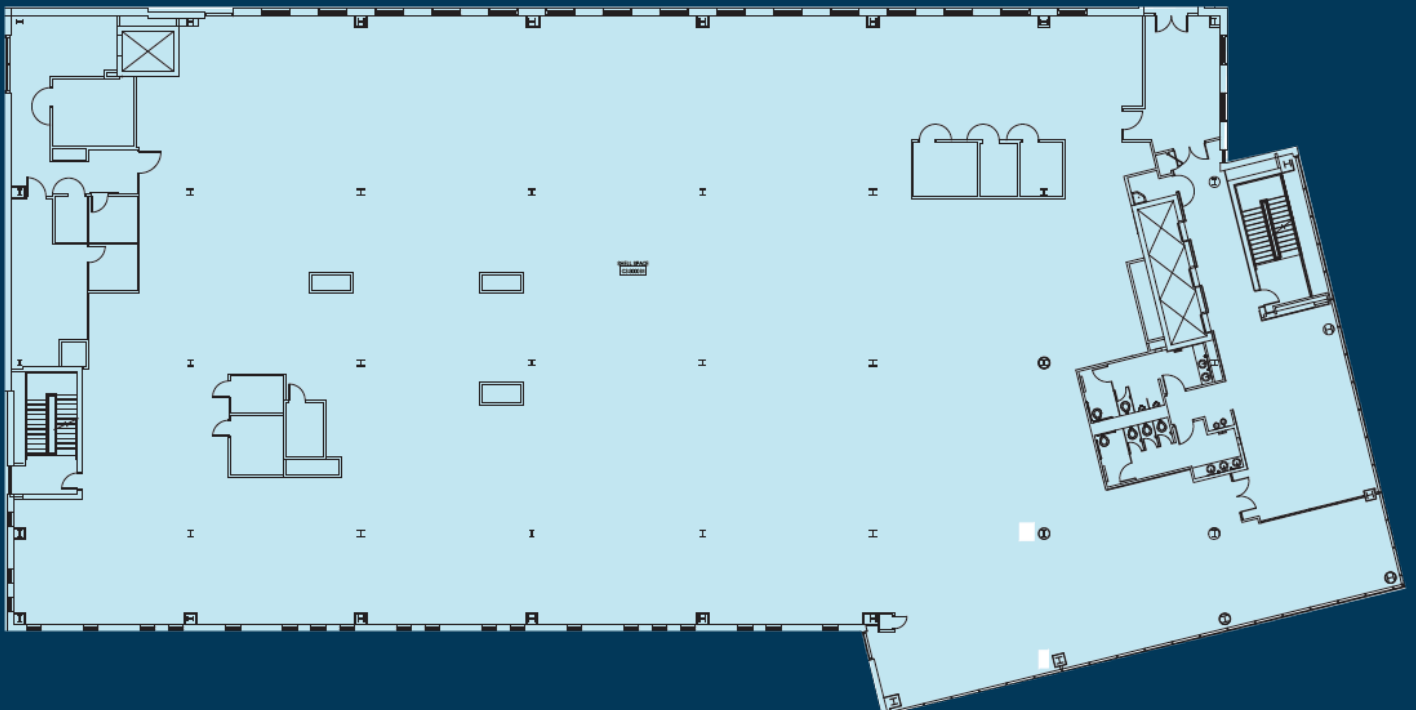
4TH FLOOR (PARTIAL FLOOR)

AVAILABLE NOW: 10,825 SF (SUBDIVIDABLE)



3RD FLOOR (FULL FLOOR)

AVAILABLE NOW: 27,821 SF



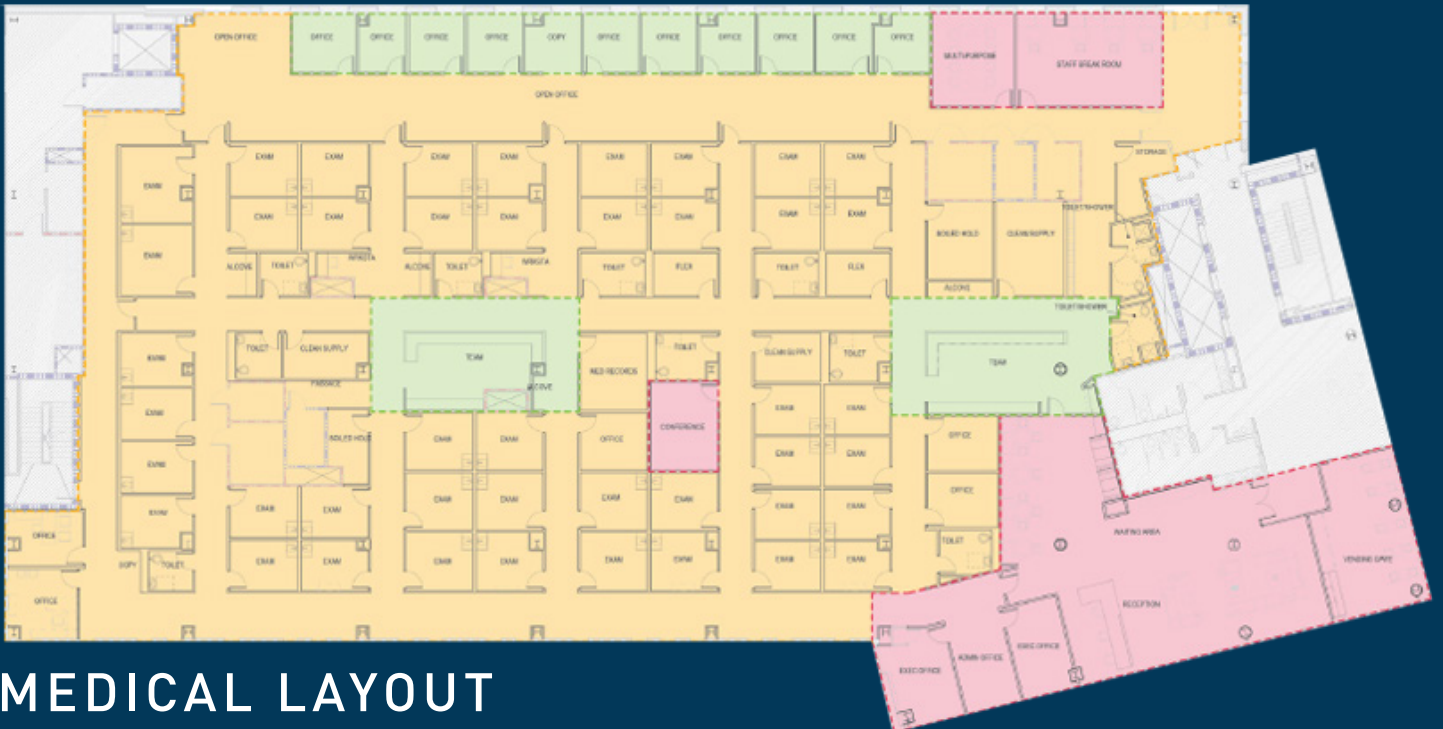


PROPERTY SPECIFICATIONS

YEAR BUILT	2021
RBA	108,750 SF
HVAC	4 Gas fired rooftop units (one per floor) by air handling unit for each floor
PARKING	4 Spaces per 1,000 SF
INTERNET PROVIDERS	Verizon and Spectrum
ELECTRICITY	1,600 AMPS 450 KW Generator
ELEVATORS	1 Freight elevator - 4,500 lbs. 2 Passenger elevators
LOADING	One (1) tailboard loading dock



CONCEPTUAL FLOOR PLAN ON 3RD FLOOR



MEDICAL LAYOUT

- EXAM ROOMS: 46
- OFFICES: 18
- CONFERENCE ROOMS: 2



POTENTIAL MEDICAL PRACTICE AREA TENANTS

Allergy and Immunology

Cardiologist

Dental

Dermatology / Plastic Surgery

Ear, Nose, and Throat (ENT)

Endocrinology

Gastroenterology

Geriatrics

Neurology

Obstetrics and Gynecology (OB-GYN)

Occupational Medicine

Ophthalmology

Orthopedic

Pulmonology

Radiation Oncology

Rheumatology

Sleep Medicine

Urology

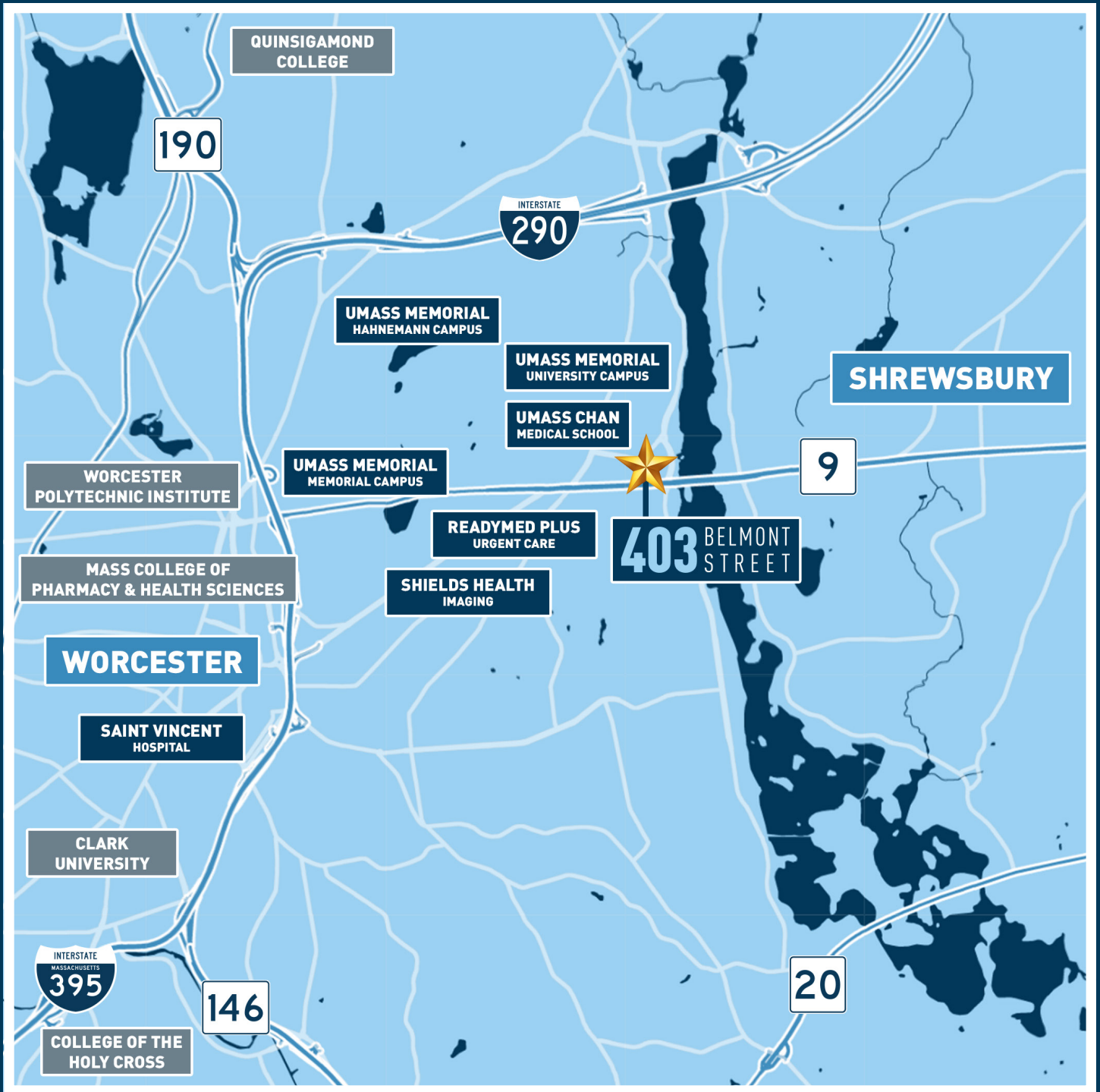
Vascular



COMPELLING MEDICAL SERVICES GROWTH IN THE REGION

MEDICAL SERVICE	2020 VOLUME	5 YEAR GROWTH	10 YEAR GROWTH
PAIN MANAGEMENT	12,127	28.2%	44.8%
PODIATRY	18,147	21.1%	41.2%
PHYSICAL THERAPY / REHABILITATION	270,331	27.6%	40.5%
THORACIC SURGERY	584	28.3%	40.1%
ORTHOPEDICS	31,854	25.8%	38.9%
SPINE	2,108	27.7%	38.3%
NEUROSURGERY	986	22.9%	34.1%
NEUROLOGY	18,140	19.4%	31.9%
VASCULAR	17,966	17.2%	30.1%
OPHTHALMOLOGY	96,704	17.5%	29.3%
DERMATOLOGY	48,849	15.2%	25.2%
COSMETIC PROCEDURES	8,772	11.6%	24.8%
PULMONOLOGY	15,423	15.3%	22.5%
ENDOCRINOLOGY	2,232	16.0%	21.3%
NEPHROLOGY	5,943	9.5%	20.7%
LAB	486,506	10.3%	18.0%
PSYCHIATRY	141,974	7.4%	17.5%
ENT	34,333	13.5%	17.0%
MISCELLANEOUS SERVICES	228,514	15.0%	15.7%
UROLOGY	11,192	6.6%	13.2%
CARDIOLOGY	108,469	7.7%	12.4%
EVALUATION AND MANAGEMENT	1,135,018	6.7%	12.2%
RADIOLOGY	334,235	4.9%	9.1%
GENERAL SURGERY	6,826	4.4%	8.8%
GASTROENTEROLOGY	27,579	5.3%	8.7%
GYNECOLOGY	10,556	7.2%	8.5%
ONCOLOGY	17,612	-0.2%	2.5%
OBSTETRICS	4,837	-5.6%	-5.2%
TRAUMA	8,823	-7.7%	-10.6%





DEMOGRAPHICS

Population: 3 miles	143,474
Population: 5 miles	244,192
Population: 10 miles	387,139
Total Local Households	103,786
Average Household Income	\$112,088
Healthcare Spending	\$687,250,000
Healthcare Spending Per Person	\$10,264

ACCESSIBILITY

MBTA Commuter Rail	2.5 miles
WRTA Transportation Terminal	2.5 miles
Downtown Worcester	3 miles
Mass Pike	7 miles



NEARBY AMENITIES





UMASS MEMORIAL MEDICAL CENTER

The hospital is the region's only academic, university-level teaching center. It consists of three campuses in Worcester, Mass.: Memorial Campus, Hahnemann Campus, and its largest campus - the University Campus - a 640-bed research and academic medical center located next to the 403 Belmont Street medical building. The hospital employs 7597 staff members (1322 active medical staff; 2802 registered nurses). In 2022, the hospital discharged 39,789 patients, excluding newborns. Births were 4158. Emergency Department visits were 108,168. Outpatient visits 1,166,11.

UMASS MEDICINE SCIENCE PARK

Ranging from start-up incubator space to full-building footprints, the five-building, 470,000-square-foot park accommodates a variety of quality office and laboratory tenants within an extraordinary 10-acre campus setting.



403 BELMONT STREET

UMASS CHAN MEDICAL SCHOOL

The medical school consistently ranks in the top 10 percent of U.S. medical schools by *U.S. News & World Report* in its annual review of “America’s Best Graduate Schools.” Beyond its core mission of distinction in education, UMass Chan ranks near the top among public medical schools in funding awarded by the National Institutes of Health, enabling its researchers to make pivotal advances in the fight against HIV, cancer, diabetes, ALS and infectious diseases.

403 BELMONT STREET

Built in 2021, this Class A medical office building is ideally located amidst the bustling activity of the UMass Memorial Medical City University Campus. For medical practices looking to expand, 403 Belmont Street offers one of the premier locations in the region to relocate, thrive, and grow.

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FOR MORE INFORMATION, PLEASE CONTACT:

JAMES G. UMPHREY

508-579-6080

Umphrey@Kelleher-Sadowsky.com

WILLIAM D. KELLEHER, IV

508-596-5395

WKelleher@Kelleher-Sadowsky.com

