RETAIL SPACE FOR LEASE



145 FRONT AT CITY SQUARE

145 FRONT STREET, WORCESTER, MA 01608



TODD ALEXANDER

Executive Vice President alexander@kelleher-sadowsky.com 0: 508.841.6201 C: 508.981.7014

TOM BODDEN

Vice President bodden@kelleher-sadowsky.com 0: 508.841.6214 C: 774.214.6225

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Retail
Building Size:	612,538 SF
Lot Size:	3.98 Acres
Zoning:	BG-6

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present Class A retail space at 145 Front Street in Worcester as available for lease. This landmark development features two remaining retail spaces between 1,656-1,768 square feet, and is situated in the heart of Worcester's ever-growing Central Business District, boasting 365 luxury apartment units that are 96% leased. Located directly off of I-290 and Route 9, and directly across the street from Union Station and the WRTA Central Hub, 145 Front at City Square provides quick and easy access to all local amenities, and is easily accessible by all visitors of the property. 145 Front at City Square has an average daily traffic count of $\pm 20,000$ vehicles, and is located diagonally to the entrance of the brand new \$162 million dollar Polar Park baseball stadium development. Call us today to schedule a tour!

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	45,959	171,767	255,604
Median HH Income	\$37,319	\$54,277	\$64,864
Daytime Population	57,319	191,485	272,179
145 Front Street Average HH Income	\$104,264		

TODD ALEXANDER

alexander@kelleher-sadowsky.com

Executive Vice President

0:508.841.6201

C: 508.981.7014

TOM BODDEN Vice President

0:508.841.6214

C: 774.214.6225

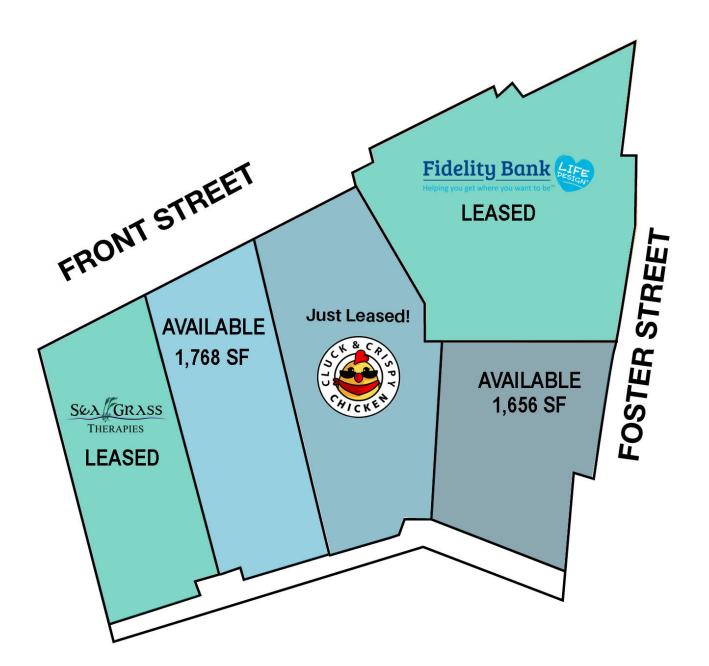
bodden@kelleher-sadowsky.com

Kelleher &Sadowsky

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

FLOOR PLANS



TODD ALEXANDER

TOM BODDEN

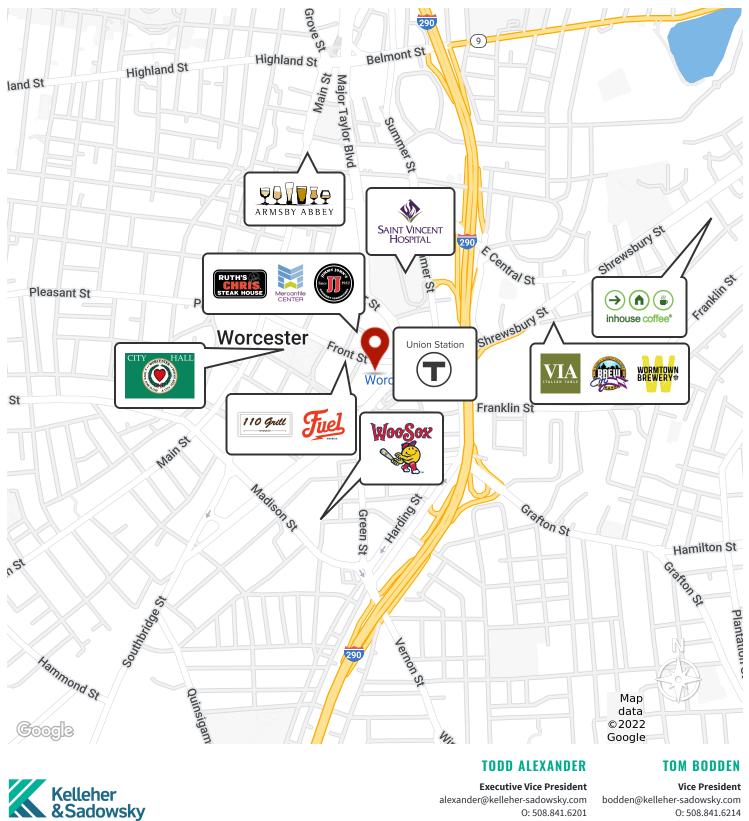
Executive Vice President alexander@kelleher-sadowsky.com O: 508.841.6201 C: 508.981.7014 Vice President bodden@kelleher-sadowsky.com 0: 508.841.6214 C: 774.214.6225

Voted Best Commercial Real Estate Brakerage - Worcester Business Journal 120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

Kelleher &Sadowsky

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

LOCATION MAP



120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

O: 508.841.6201 C: 508.981.7014

O: 508.841.6214 C: 774.214.6225

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.