

# OFFICE SPACE FOR LEASE

# WORCESTER BUSINESS CENTER

*67 Millbrook Street, Worcester, Massachusetts*



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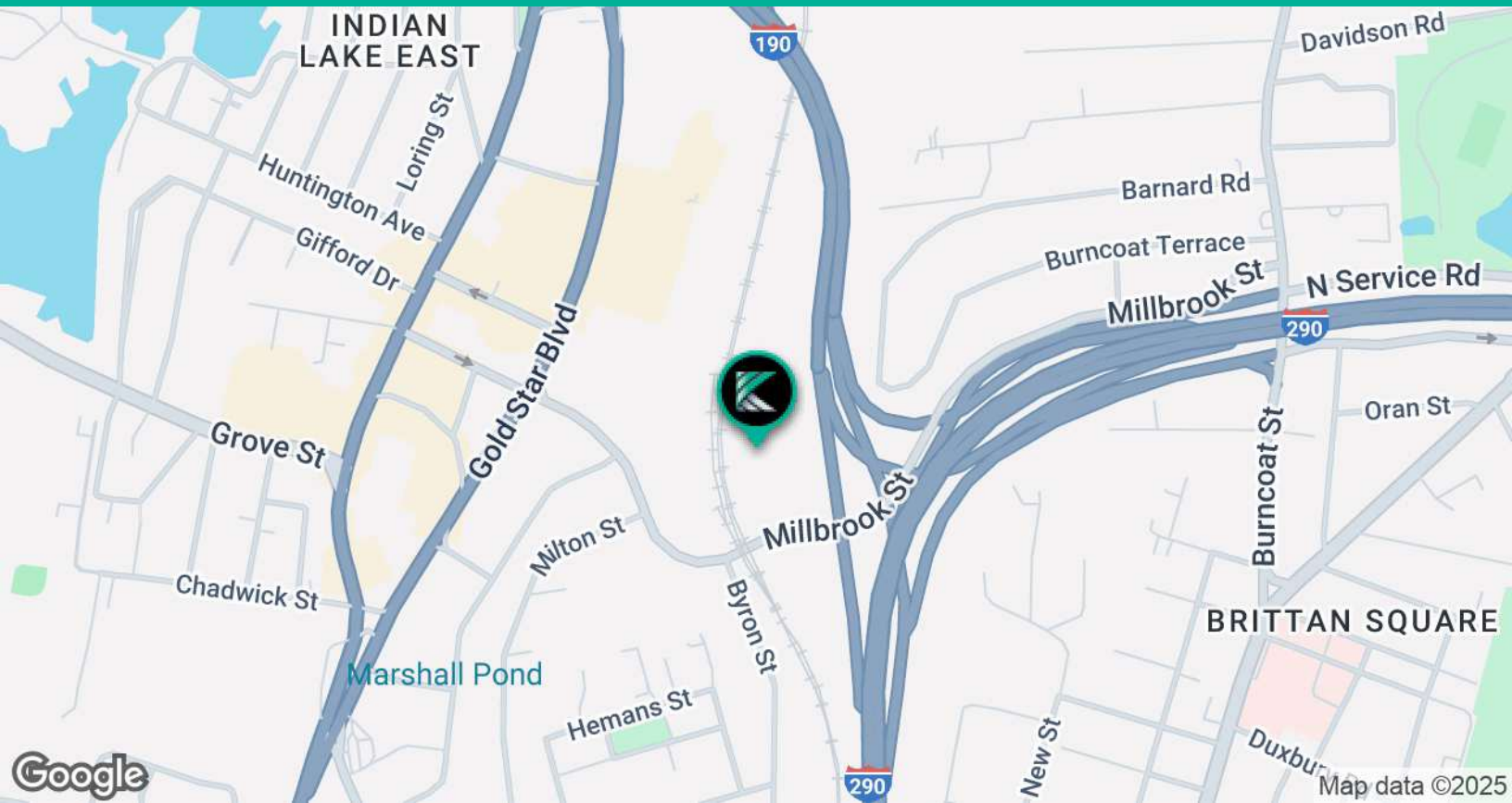
## PROPERTY DESCRIPTION

The Worcester Business Center is a ±265,000 SF professional office building ideally situated at the junction of I-190 and I-290 in Worcester. The current owner has invested over \$8 million into the property and it shows! There are numerous office suites available ranging from ±496 SF up to ±16,935 SF with lease rates starting from \$19.50 / SF. The Worcester Business Center is a multi-tenant office building that is currently home to more than 45 successful companies. Readily accessible to and from downtown Worcester, with ample free surface parking, the new Worcester Business Center provides a perfect location for your business to serve customers and clients in greater Worcester.

## OFFERING SUMMARY

|                |  |
|----------------|--|
| Property Type: | Office   |
| Building Size: | 265,000 SF                                       |
| Available SF:  | 496 - 16,935 SF                                  |
| Zoning:        | Commercial                                       |
| Lease Rate:    | \$19.50 - \$24.50 SF/yr<br>(+ \$2.50 / electric) |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 6,234    | 59,245   | 102,919  |
| Total Population  | 14,825   | 150,082  | 265,742  |
| Average HH Income | \$56,883 | \$58,042 | \$63,766 |



## AVAILABLE SPACES

| SUITE      | SIZE      | LEASE TYPE          | LEASE RATE    |
|------------|-----------|---------------------|---------------|
| Suite 209  | 1,409 SF  | + \$2.50 / electric | \$19.50 SF/yr |
| Suite 210  | 1,809 SF  | + \$2.50 / electric | \$19.50 SF/yr |
| Center 300 | 10,496 SF | + \$2.50 / electric | \$19.50 SF/yr |
| South 310  | 13,429 SF | + \$2.50 / electric | \$19.50 SF/yr |
| Center 422 | 4,923 SF  | + \$2.50 / electric | \$19.50 SF/yr |
| South 507  | 4,615 SF  | + \$2.50 / electric | \$19.50 SF/yr |
| Center 508 | 8,151 SF  | + \$2.50 / electric | \$19.50 SF/yr |