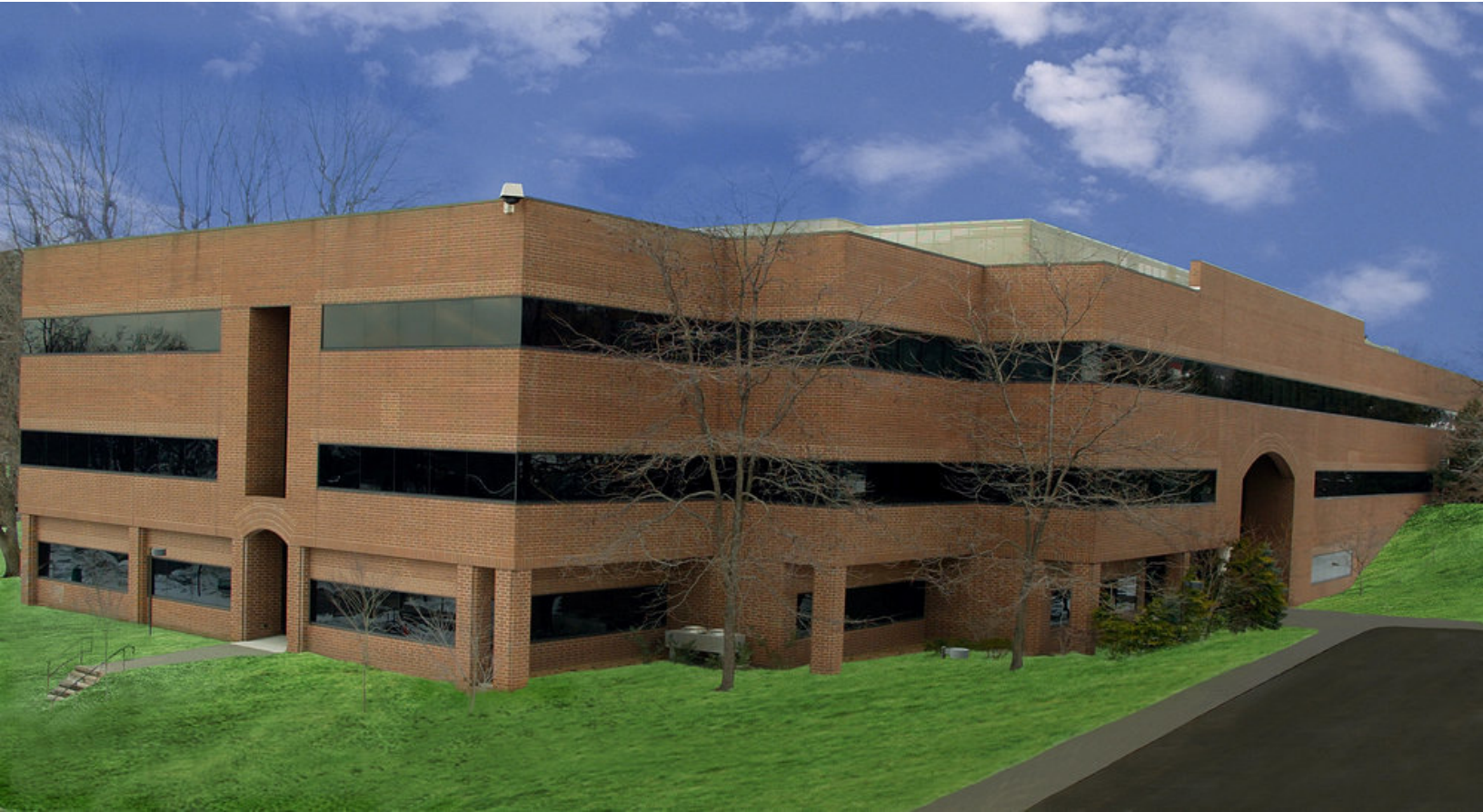


FOR LEASE



CLASS A OFFICE SPACE

100 NORTH PARKWAY, WORCESTER, MA 01605



WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

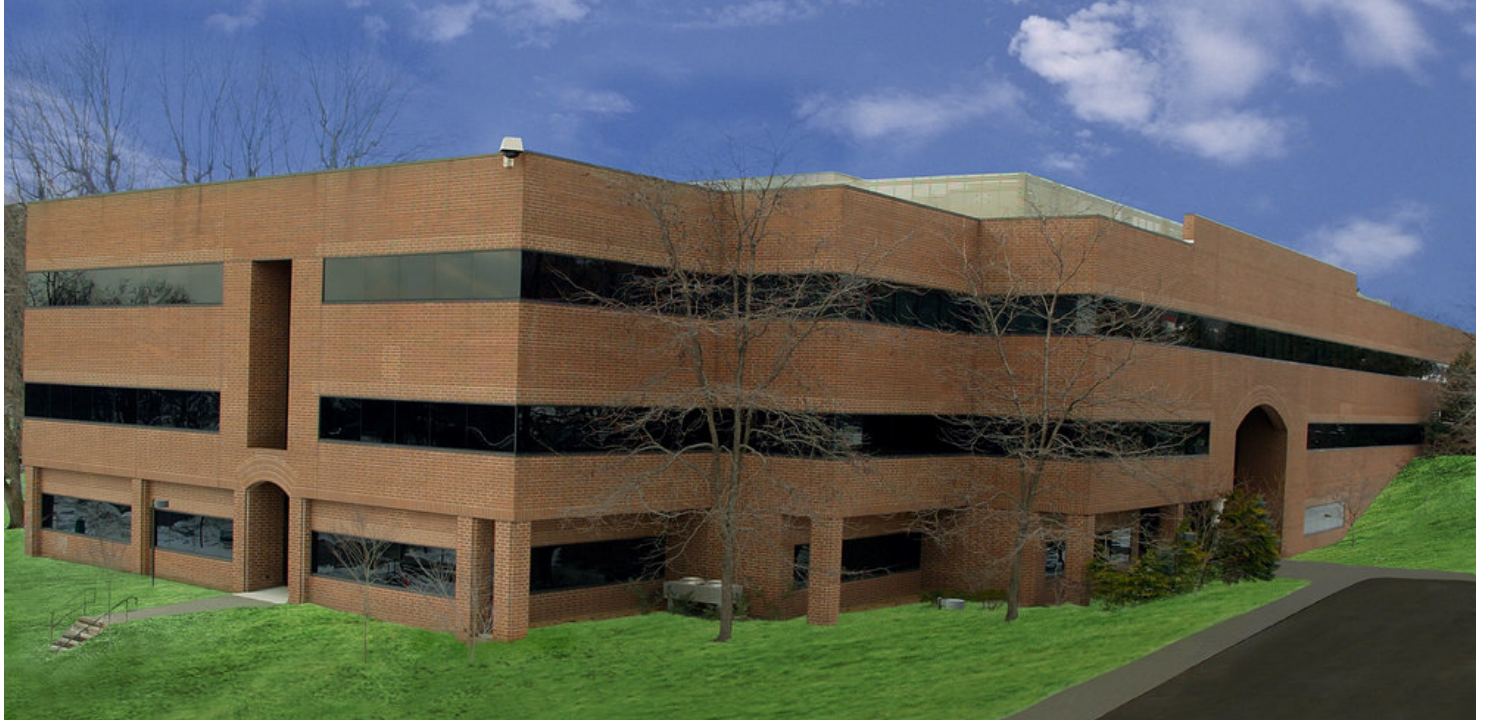
Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office
Building Size:	459,864 SF
Available SF:	4,632 - 43,750 SF
Lot Size:	
Lease Rate:	Negotiable
HVAC:	VAV HVAC system
Utilities:	Water, sewer, natural gas, fiber, cable
Elevators:	2
Parking:	4 per 1,000

PROPERTY OVERVIEW

On behalf of 440 Lincoln Street Holding Company, LLC and the Hanover Insurance Company, Kelleher & Sadowsky Associates is pleased to bring to your attention 100 North Parkway in Worcester, Massachusetts. This Class A office building offers an unmatched suburban location with exceptional highway access to Routes 190 and 290. The building, constructed in 1985, offers a campus-like setting with high-end base building finishes, market-rate tenant improvement allowances, on-site food service, and access to catering, as well as an on-site fitness center. Additionally, the property boasts a parking ratio of 4 spaces per $\pm 1,000$ /RSF at no additional expense over the lease term.

The building currently has several vacancies which can accommodate users from $\pm 2,880$ - $\pm 56,000$ /RSF. The tenant roster includes Reliant Medical Group, Trustmark Insurance, WSP/Parsons Brinckerhoff, and Lincoln Financial.

SPACES	LEASE RATE	SPACE SIZE
1st Floor (4,632 SF)	Negotiable	4,632 SF
1st Floor (5,482 SF)	Negotiable	5,482 SF
3rd Floor (43,750 SF)	Negotiable	43,750 SF



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

WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

FLOOR PLAN - 1ST FLOOR



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

WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

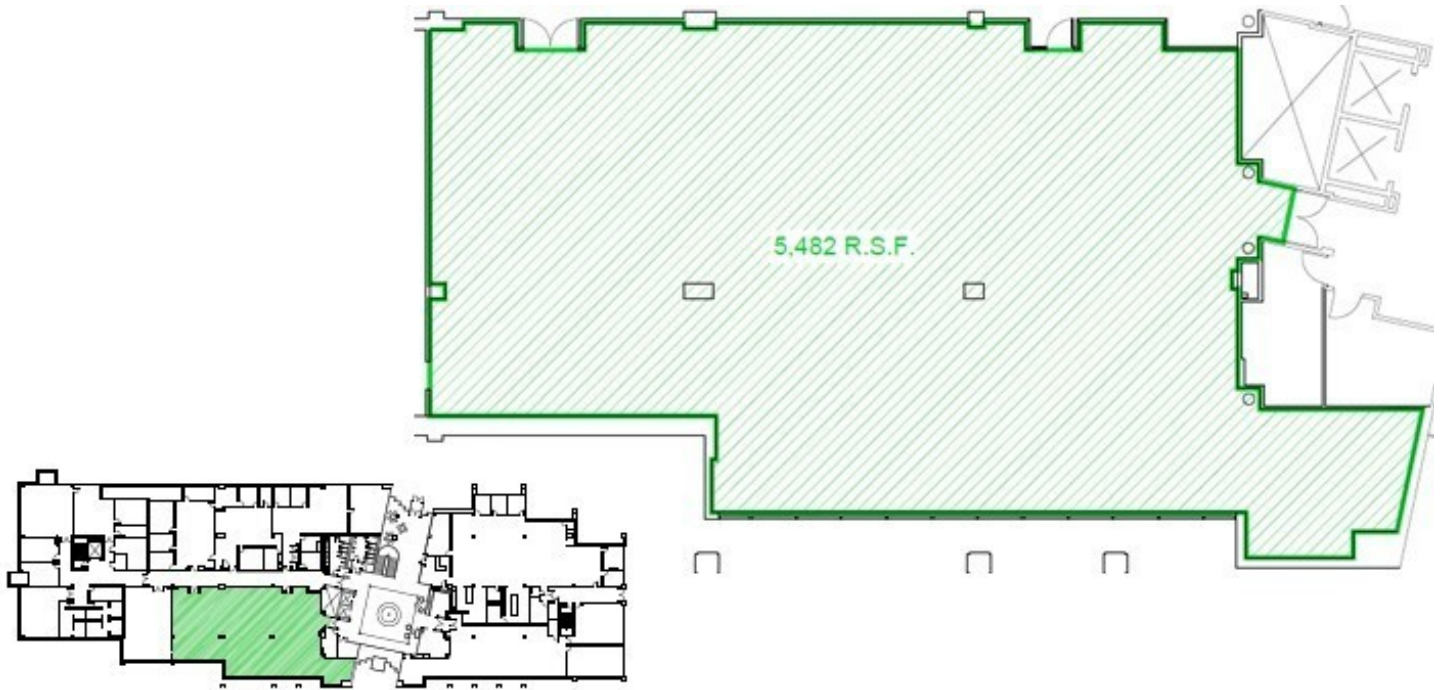
Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

FLOOR PLAN - 1ST FLOOR



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

WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

FOR LEASE | CLASS A OFFICE SPACE

FLOOR PLAN - 3RD FLOOR



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

WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

Principal

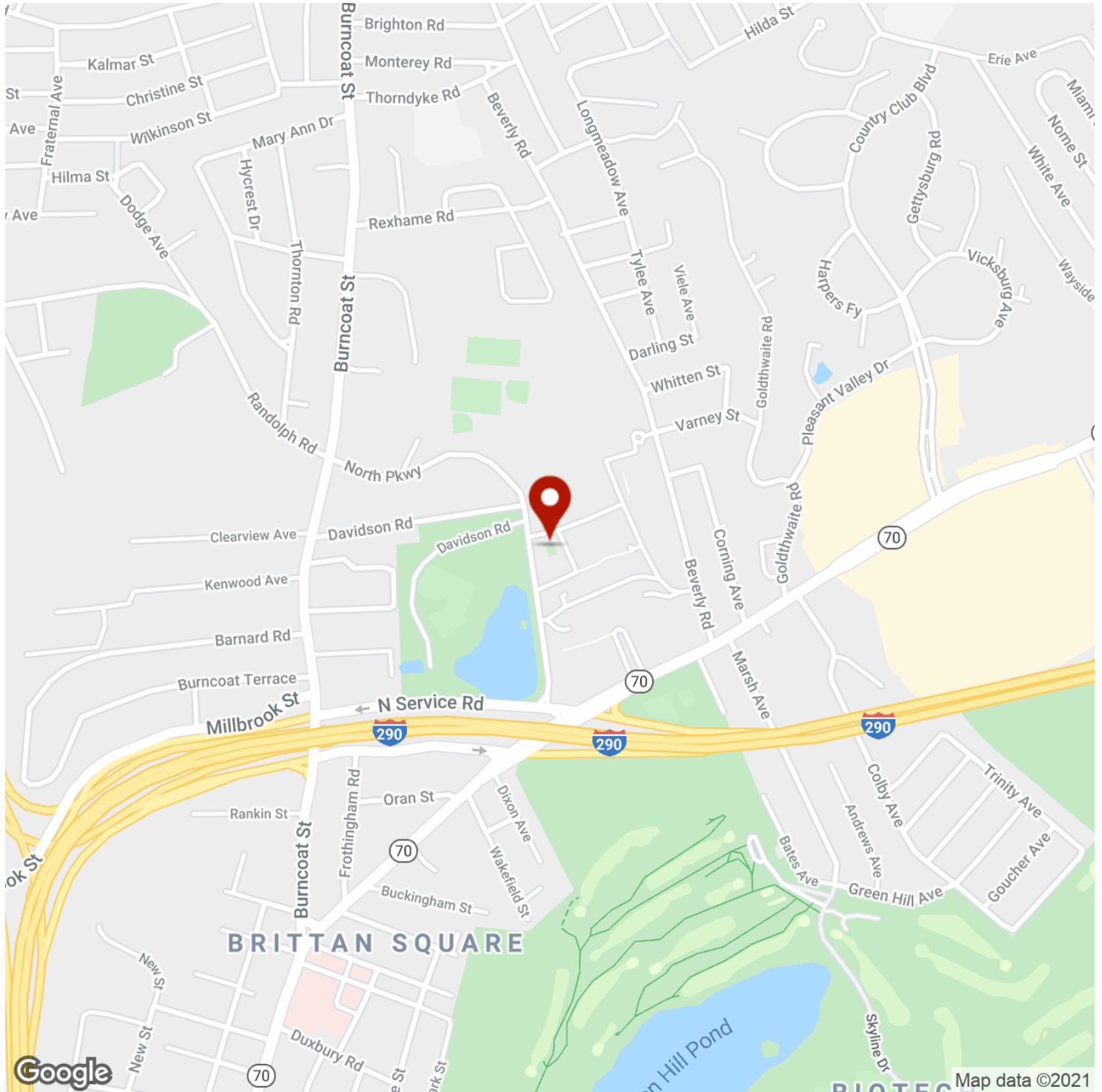
umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

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 MAPS



WILLIAM D. KELLEHER, IV

JAMES UMPHREY

Principal

Principal

wkelleher@kelleher-sadowsky.com

umphrey@kelleher-sadowsky.com

O: 508.635.6785

O: 508.635.6790

C: 508.596.5395

C: 508.579.6080



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