

CLASS A OFFICE SPACE FOR LEASE

MERCANTILE CENTER

120 Front Street, Worcester, Massachusetts



JAMES UMPHREY
508.635.6790
umphrey@kelleher-sadowsky.com

WILLIAM D. KELLEHER, IV
508.596.5395
wkelleher@kelleher-sadowsky.com





PROPERTY DESCRIPTION

Experience a new standard of modern office space at Mercantile Center. Mercantile Center is the premier mixed-use property in downtown Worcester. It is comprised of two best-in-class office towers at 100 & 120 Front Street containing 640,700 SF of office and retail space, and a 1,647 space structured garage.

This Class A property offers unparalleled amenities, including conference facilities, a sleek and inviting lobby, and a dedicated on-site management team committed to tenant satisfaction. With convenient access to parking and transportation, this prime location ensures seamless connectivity. Whether you're seeking a prestigious corporate headquarters or a collaborative environment, Mercantile Center sets the stage for success in the heart of Worcester.

Tenants include Tighe & Bond, Quaker Special Risk, VHB, Knight Dik Insurance, M&T Bank, and Barton Associates among many others.

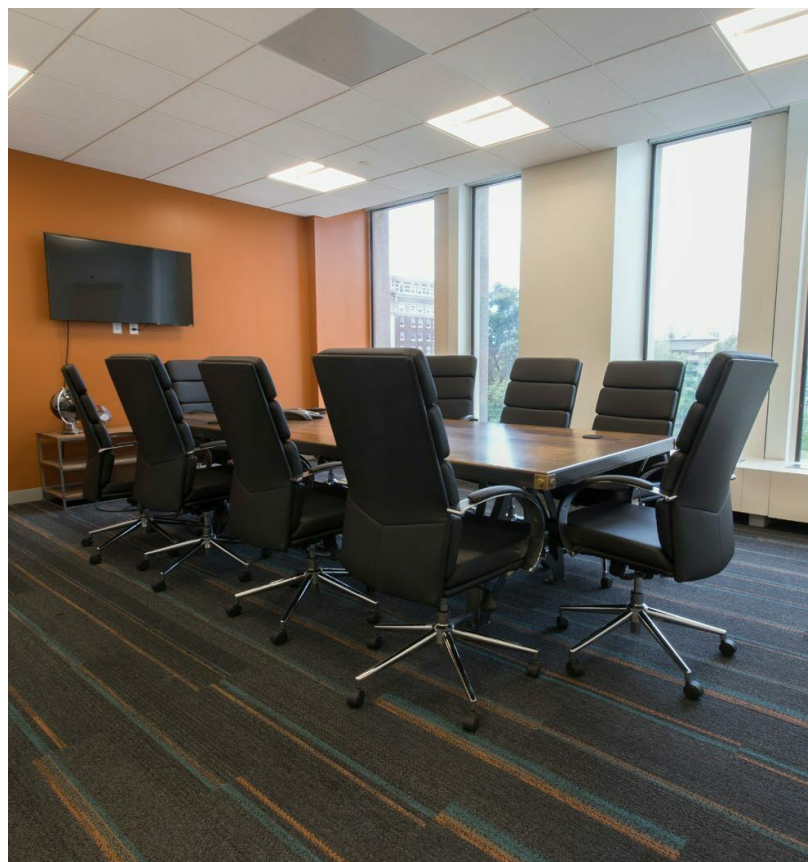
OFFERING SUMMARY

Property Type	Class A Office
Building Size	161,652 SF
Available SF	655 SF - 6,999 SF
Lot Size	0.824 Acres
Zoning:	BG-6
Lease Rate	Negotiable

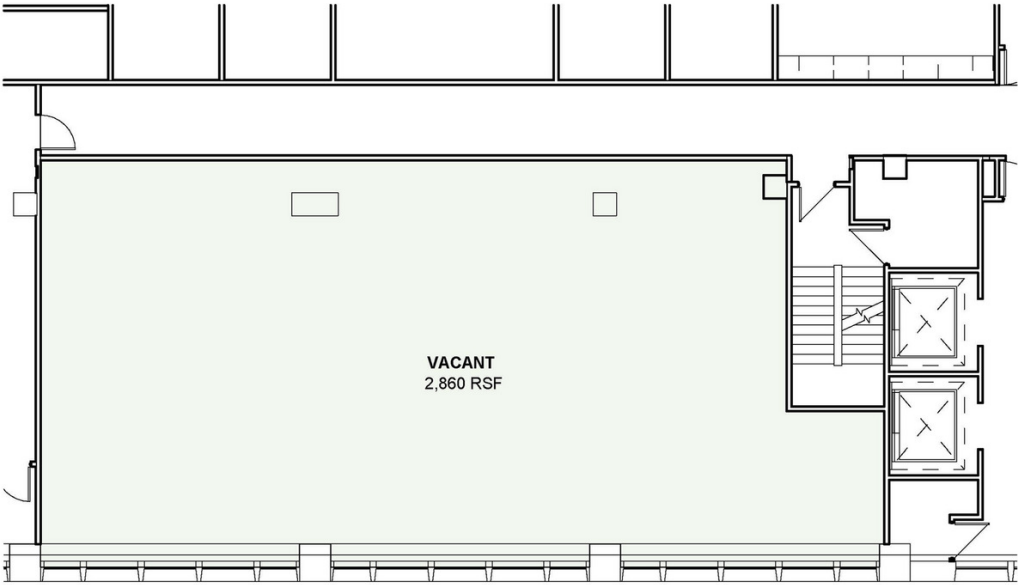
SPACES

SPACE SIZE

5th Floor 2,860 SF	2,860 SF
6th Floor 1,398 SF	1,398 SF
6th Floor Suite A 743 SF	743 SF
6th Floor Suite B 655 SF	655 SF
6th Floor 1,799 SF	1,799 SF
7th Floor 3,571 SF	3,571 SF
9th Floor 6,999 SF	6,999 SF



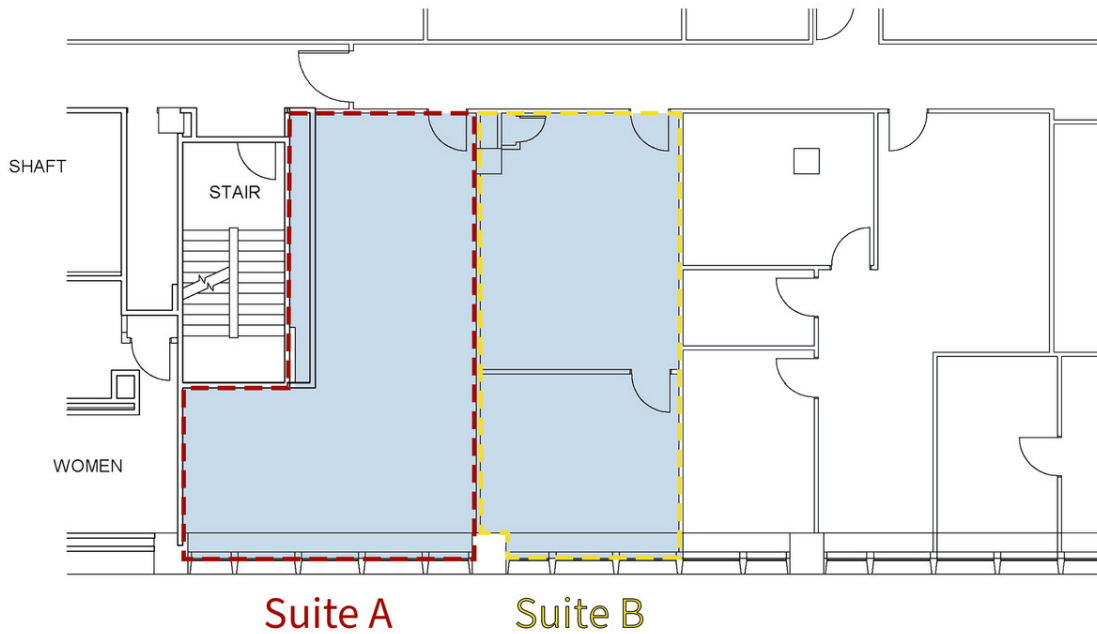
120 Front Street | 5th Floor
2,860 RSF



KEY PLAN



120 Front Street | 6th Floor
1,398 RSF

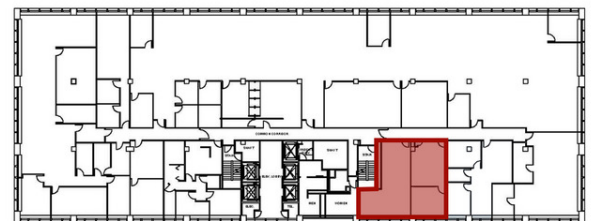


Space may be subdivided as:

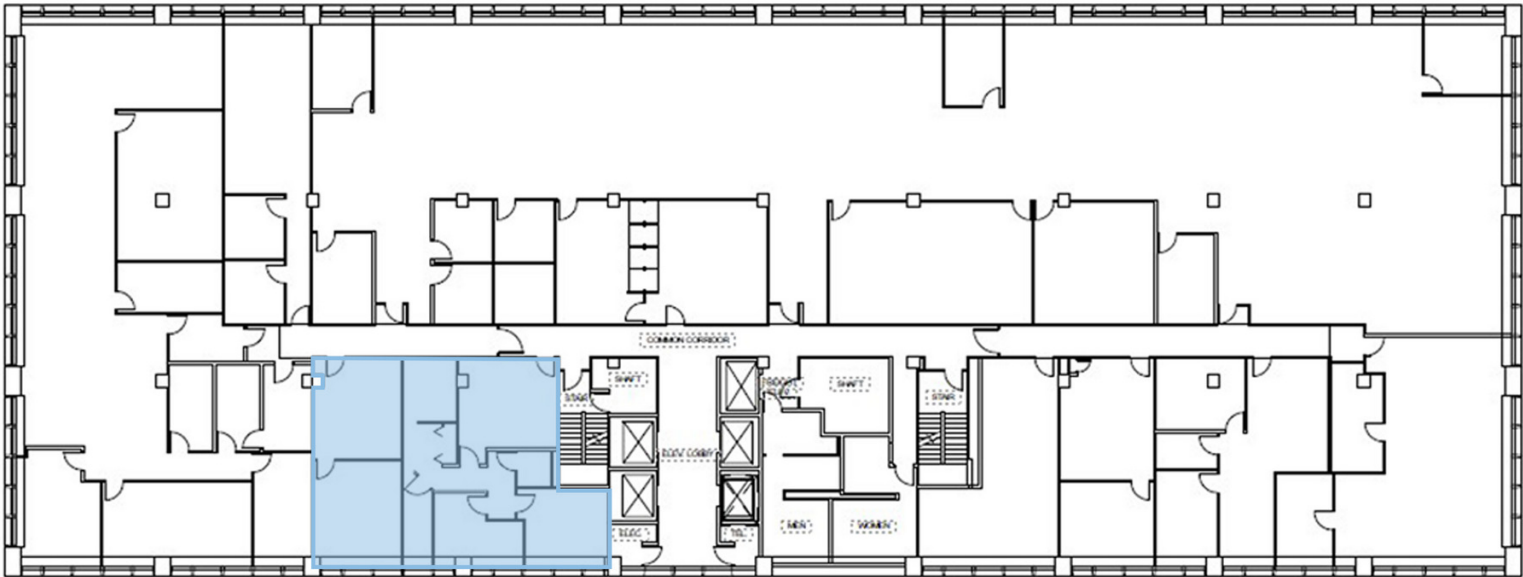
Suite A: 743 RSF

Suite B: 655 RSF

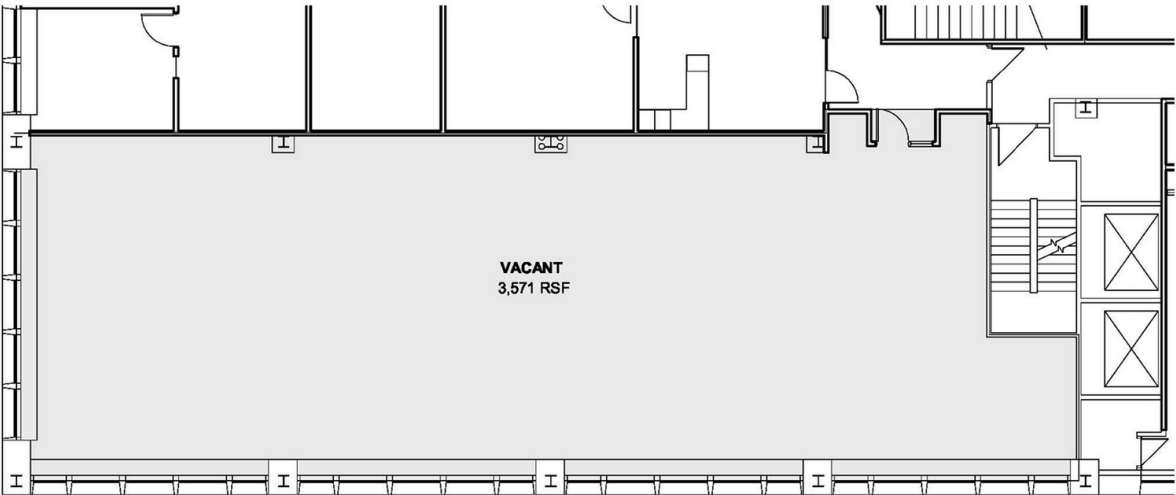
KEY PLAN



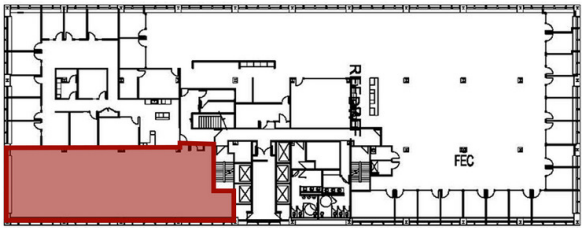
120 Front Street | 6th Floor
1,799 RSF



120 Front Street | 7th Floor
3,571 RSF



KEY PLAN



120 Front Street | 9th Floor
6,999 RSF

