

DOWNTOWN OFFICE/RETAIL SPACE FOR LEASE

THE EXCHANGE BUILDING

311 Main Street, Worcester, Massachusetts



EVAN KOOGLER

774.275.7221

koogler@kelleher-sadowsky.com

WILLIAM D. KELLEHER, IV

508.596.5395

wkelleher@kelleher-sadowsky.com





PROPERTY DESCRIPTION

On behalf of Rucker Investments, Kelleher & Sadowsky is pleased to present 311 Main Street, Worcester, MA as available for lease. The Exchange Building, originally built in 1910, is a five-story class-B office/retail building situated directly on Worcester's prestigious Main Street. The property is steps away from a number of amenities, including Worcester District Court, Mechanic's Hall, The Palladium, The DCU Center, and a number of restaurant options. There are both street-level retail and office space that is available or soon to be available for lease.

311 Main Street can accommodate a number of office and retail users of different sizes, with convenient, off-street parking available to all tenants. The 4th and 5th floor will be available for occupancy by February 1, 2025 and the first floor retail and office are available immediately. For more information or to schedule a private showing, please contact the listing broker.

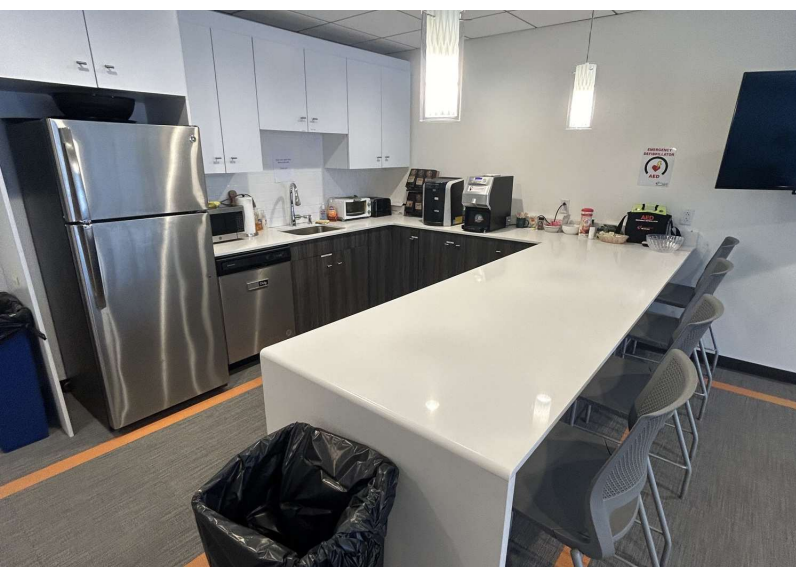
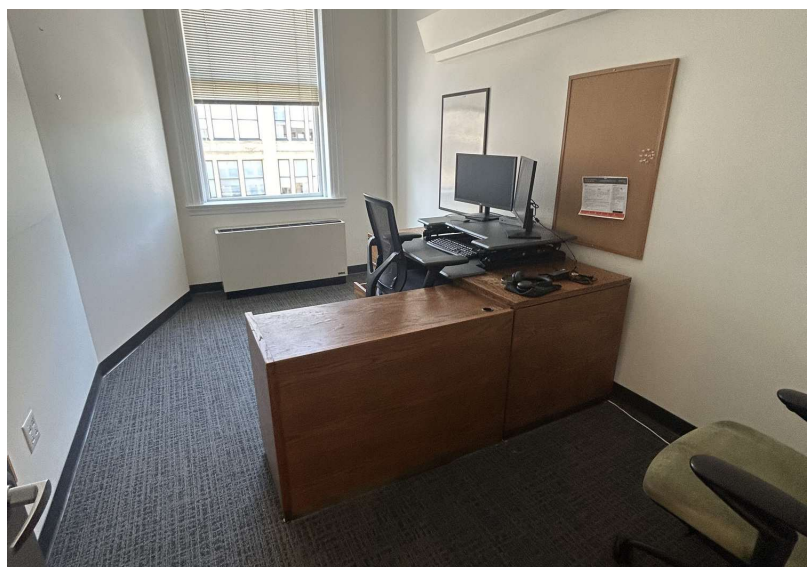
OFFERING SUMMARY

Available SF:	2,000 - 13,000 SF
Available Retail Space:	3,000 SF
Available Office Space:	1,800 - 26,000 SF
Parking:	Surface Lots
Lot Size:	0.55 Acres
Building Size:	64,780 SF
Pricing:	Market Rate

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,125	67,153	100,626
Total Population	37,854	175,481	260,784
Average HH Income	\$59,404	\$86,436	\$100,104

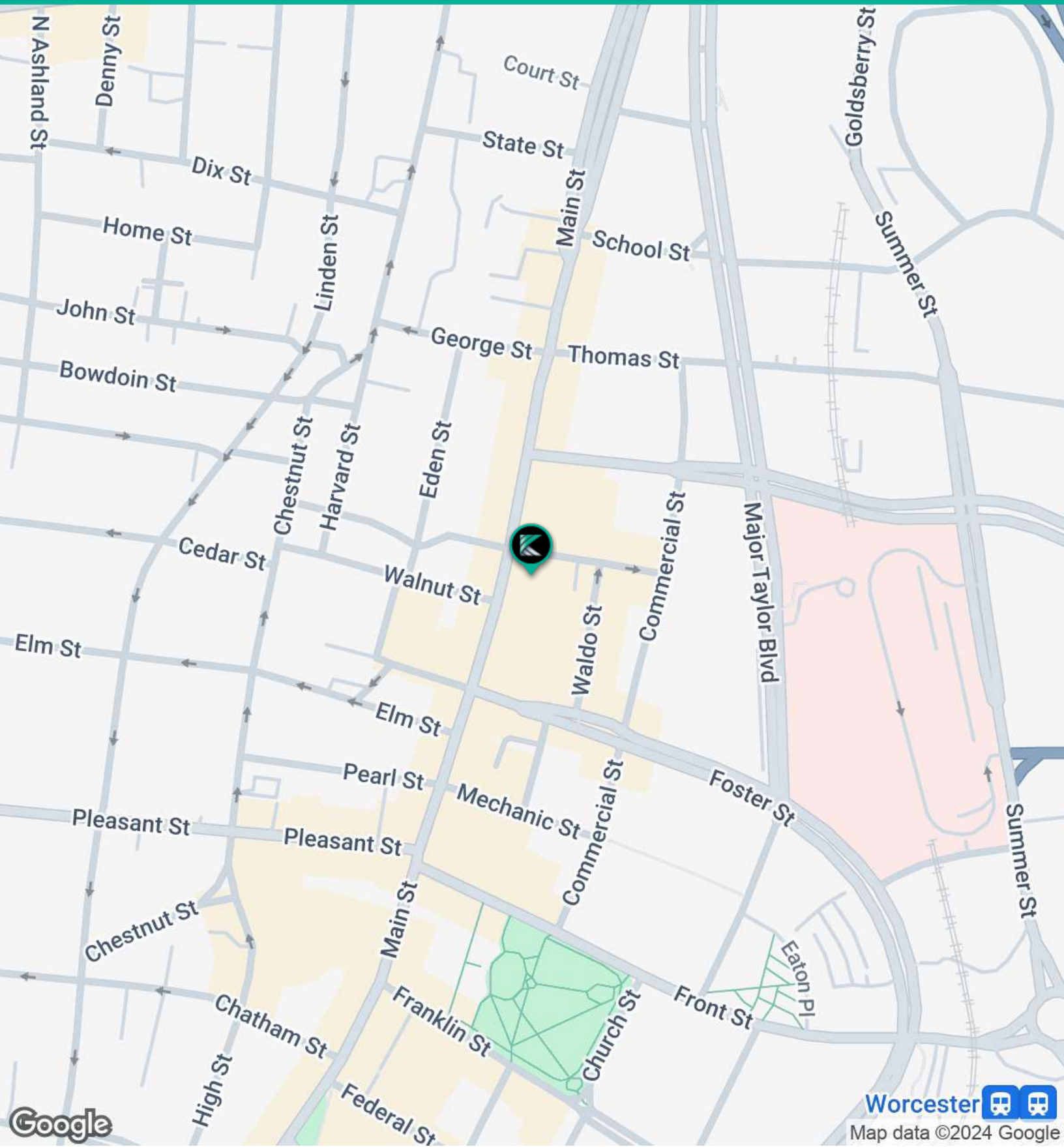
FOR LEASE • THE EXCHANGE BUILDING

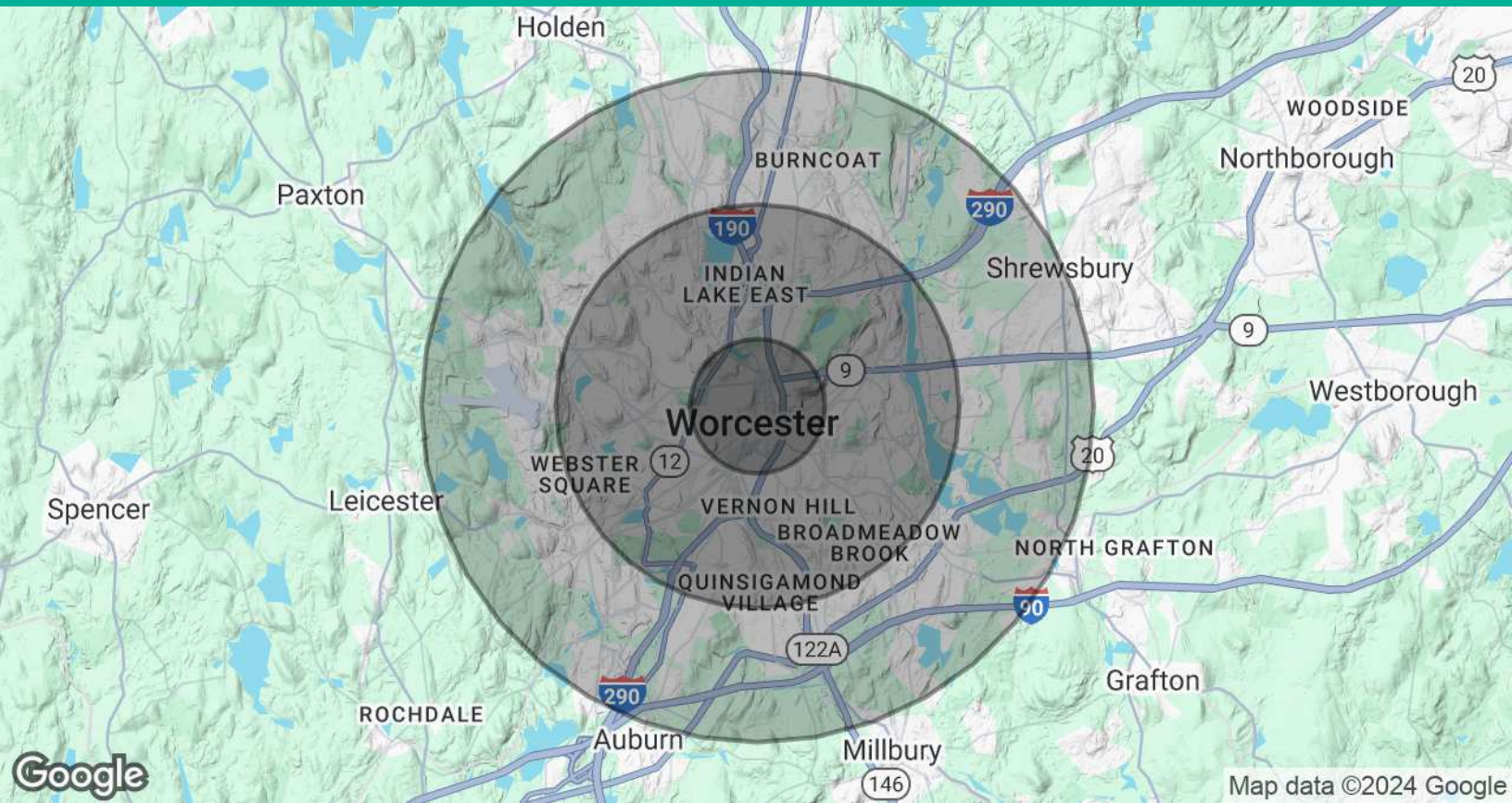
Additional Photos



FOR LEASE • THE EXCHANGE BUILDING

Location Map





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	37,854	175,481	260,784
Average Age	35	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,125	67,153	100,626
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$59,404	\$86,436	\$100,104
Average House Value	\$337,206	\$369,780	\$400,759

Demographics data derived from AlphaMap