

85 Prescott St

85 Prescott St, Worcester, MA 01605

Presented by
Smith and Oak Real Estate Co.



Price: \$25.00 /SF/YR

Situated in the heart of Worcester's Gateway Park, 85 Prescott Street offers an unparalleled setting for businesses seeking to foster innovation, collaboration, and growth. With notable neighbors within walking distance such as WPI (A top STEM university solving real-world problems through hands-on projects and global engagement) and Massachusetts Biotech Initiatives (the longest-running life sciences incubator in the Commonwealth), as well as its proximity to all major highways and retail amenities, 85 Prescott Street is an ideal location for any business looking to grow with the city of Worcester. Join a community-hub, housing tenants such as the Massachusetts Academy of Math and Science at WPI, WPI Robotics Engineering, WPI University Advancement and the Research Solutions Institute, as well as many other medical and professional offices.

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Ideal Space for medical practices, professional services, biotech, research and development, as well as technology uses

Exposed Brick and Wooden Beam Aesthetic Throughout the building.

Located in Worcester's Gateway Park, a short walk from WPI's main campus

In Close Proximity to All Major Highways (seconds from I-290) and Retail Amenities

Free on-site surface parking in exclusive lot



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Smith and Oak Real Estate Co.

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North Providence, RI 02911

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Courtyard



dsc04041

Listing spaces

2nd Floor Ste 205

Space Available	2,000 - 7,485 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 Years

4th Floor Ste 401-402

Space Available	2,000 - 7,900 SF
Rental Rate	\$25.00 /SF/YR
Date Available	April 06, 2026
Service Type	Triple Net (NNN)
Built Out As	R&D
Space Type	Relet
Space Use	Office
Lease Term	2 - 10 Years

This 7,900 square-foot office suite featuring an open-concept floor plan, perimeter private offices, conference rooms, a fully equipped break room, and spacious cubicle areas. This versatile layout is ideal for medical offices, general office use, biotech, and research & development. Subdivision options available to accommodate tenant needs.

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Location

