

FOR LEASE



241 SOUTHBRIDGE STREET

WORCESTER, MA 01608



DREW HIGGINS

Vice President

higgins@kelleher-sadowsky.com

O: 508.635.6784

C: 508.735.1783

PAUL MATT

Vice President

pmatt@kelleher-sadowsky.com

O: 508.635.6781

C: 508.846.8800

EXECUTIVE SUMMARY



OFFERING SUMMARY

MBLU:	03/004/00003
Property Type:	Retail/Office
Building Size:	±15,000 SF (two stories)
Lot Size:	±0.48 acres
Zoning:	BG 6.0
HVAC:	Natural gas/fully air conditioned
Utilities:	City water/city sewer
Parking:	50 + spaces (more can be accommodated)
Sprinklers:	Yes
Real Estate Taxes;	\$30,192.70 (2022)
Lease Rate:	\$18.50/SF (NNN)

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to introduce 241 Southbridge Street in Worcester, MA. This standalone ±15,000 SF Retail/Office building sits on approximately ±0.48 acres of land with ±193 feet of frontage on Southbridge Street. The building has the potential for a number of uses including office, retail, restaurant uses, and life sciences. The property is minutes from Downtown Worcester, Interstate 290, Route 146, and within walking distance to the new Polar Park; home to the Worcester Red Sox. The property is also in close proximity to UMass Memorial Hospital, St. Vincent Hospital, WRTA, and Union Station. Please feel free to call Drew Higgins or Paul Matt for more information or a tour of the building.



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

DREW HIGGINS

Vice President
higgins@kelleher-sadowsky.com
O: 508.635.6784
C: 508.735.1783

PAUL MATT

Vice President
pmatt@kelleher-sadowsky.com
O: 508.635.6781
C: 508.846.8800

FOR LEASE | 241 SOUTHBRIDGE STREET

EXTERIOR PHOTOS



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

DREW HIGGINS

Vice President
higgins@kelleher-sadowsky.com
O: 508.635.6784
C: 508.735.1783

PAUL MATT

Vice President
pmatt@kelleher-sadowsky.com
O: 508.635.6781
C: 508.846.8800

INTERIOR PHOTOS



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

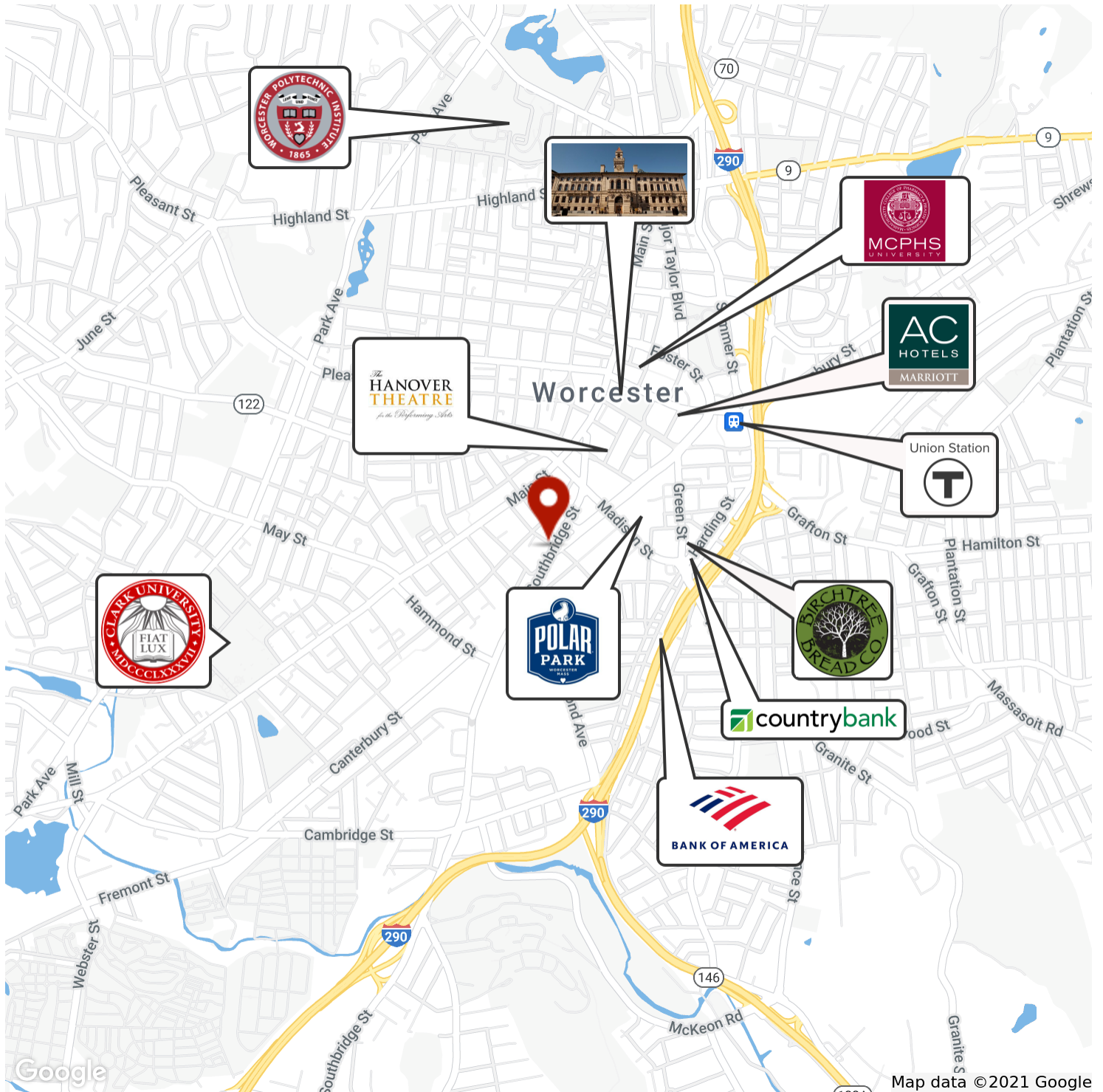
DREW HIGGINS

Vice President
higgins@kelleher-sadowsky.com
O: 508.635.6784
C: 508.735.1783

PAUL MATT

Vice President
pmatt@kelleher-sadowsky.com
O: 508.635.6781
C: 508.846.8800

LOCATION & AMENITIES MAP



DREW HIGGINS
Vice President
higgins@kelleher-sadowsky.com
O: 508.635.6784
C: 508.735.1783

PAUL MATT
Vice President
pmatt@kelleher-sadowsky.com
O: 508.635.6781
C: 508.846.8800