

An aerial night-time photograph of a modern multi-story building with a flat roof and a mix of blue, white, and red exterior panels. The building is illuminated from within, showing many lit windows. In the background, a large baseball stadium with a green field and blue seating is visible, also illuminated. The scene is set in an urban environment with trees and other buildings. A red vertical banner on the right side contains the text 'THE COVE' in white.

THE C O V E

2,000 SF CORNER RETAIL SPACE IN
NEW MULTI-FAMILY | RETAIL DEVELOPMENT FOR LEASE

NAI Glickman Kovago & Jacobs

OFFERING OVERVIEW

Introducing a prime 2,000-square-foot corner retail space in the upcoming Multi-Family/Retail Development, commanding picturesque views of Polar Park.

Nestled in the vibrant heart of the Canal District on Green Street, this space boasts an impressive 75 feet of window frontage, ensuring unparalleled visibility and exposure. Green Street stands out as the area's bustling pedestrian hub, attracting the highest foot traffic count.

Set within **The Cove Development**, this space is part of a dynamic environment featuring 173 market-rate apartments, a 16,000-square-foot Flatbread Pizza/Bowling Alley, and a rooftop bar. Anticipated completion and pre-leasing are scheduled to commence in Q2-2024.

LEASE DESCRIPTION

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	2,000 SF

COVE DEVELOPMENT SCHEDULE

Construction Start	December 2022
Timeline	19 Months
Construction Complete	June 2024

COVE DEVELOPMENT DESCRIPTION

Property Name:	The Cove
Address:	89 Green Street Worcester, MA
Site Acreage:	1.01 acres
Number of Units:	173 Units
Average Unit Size:	665 SF
Total Net Residential Square Footage:	113,926 SF
Commercial Square Footage:	18,000 SF
Garage Parking:	99 spaces

A Thriving Canal District

Experience the unprecedented growth of the Canal District, with an impressive construction boom of over **1,200 apartments in progress** or set to begin in 2024 within the immediate neighborhood.

Polar Park Attractions: Immerse yourself in the year-round vibrancy of Polar Park, hosting a diverse array of events throughout the year. The highlight is the summer attraction—an exhilarating schedule of **75 MLB Minor League baseball games**, drawing an average of over 7,000 fans per game.

ABOUT THE AREA

- **The Canal District:** is a lively sector of the city undergoing a renaissance, with over \$200M in new development in the past two years infusing culture, dining and entertainment to the area. Highly walkable, the district is surrounded by the Worcester Park District, Worcester Public Market and The Cove Development.
- **Worcester Park District:** Located across from Table Talk, this mixed-use residential / life sciences / 30,000 SF retail / hotel development is currently under construction.
- **Worcester Public Market:** Opened in 2020, the market houses 30 food vendors and 48 market rate apartments.

ABOUT THE COVE DEVELOPMENT

- Prime location just a short stroll from Union Station, The Cove spans **seven (7) individual parcels**, totaling 1.01 acres.
- Approved for development, The Cove will feature **173 upscale apartment units**, comprising 72 studios, 87 one-bedroom, and 14 two-bedroom units—all at 100% market rate.
- This highly amenitized property will showcase **16,000 square feet of retail space**, a **3rd-floor deck**, and a **7th-floor roof deck**, providing residents with exceptional outdoor spaces.
- The development includes a total of **99 structured parking spaces**.
- Adding to the allure, an American Flatbread with an integrated bowling alley and an extra retail space will enhance the overall lifestyle experience at The Cove.

ON-SITE AMENITIES



State of the art fitness center



Fire pits



Resident lounge area



Bowling Alley



Clubroom Ticket booth to enter Polar Park



Resident courtyard



7th floor roof deck with bar overlooking Polar Park



Secure garage and surface parking options

PROJECT SNAPSHOT



TOTAL POPULATION

3 MILES	5 MILES	7 MILES
148,209	233,595	292,426



DAYTIME POPULATION

3 MILES	5 MILES	7 MILES
188,160	269,023	319,124



AVERAGE HH INCOME

3 MILES	5 MILES	7 MILES
\$62,130	\$74,025	\$83,333

PROJECT SNAPSHOT

173

UNITS

100%

MARKET-RATE

665 Sf

AVERAGE
UNIT SIZE

16,000 Sf

COMMERCIAL
SPACE

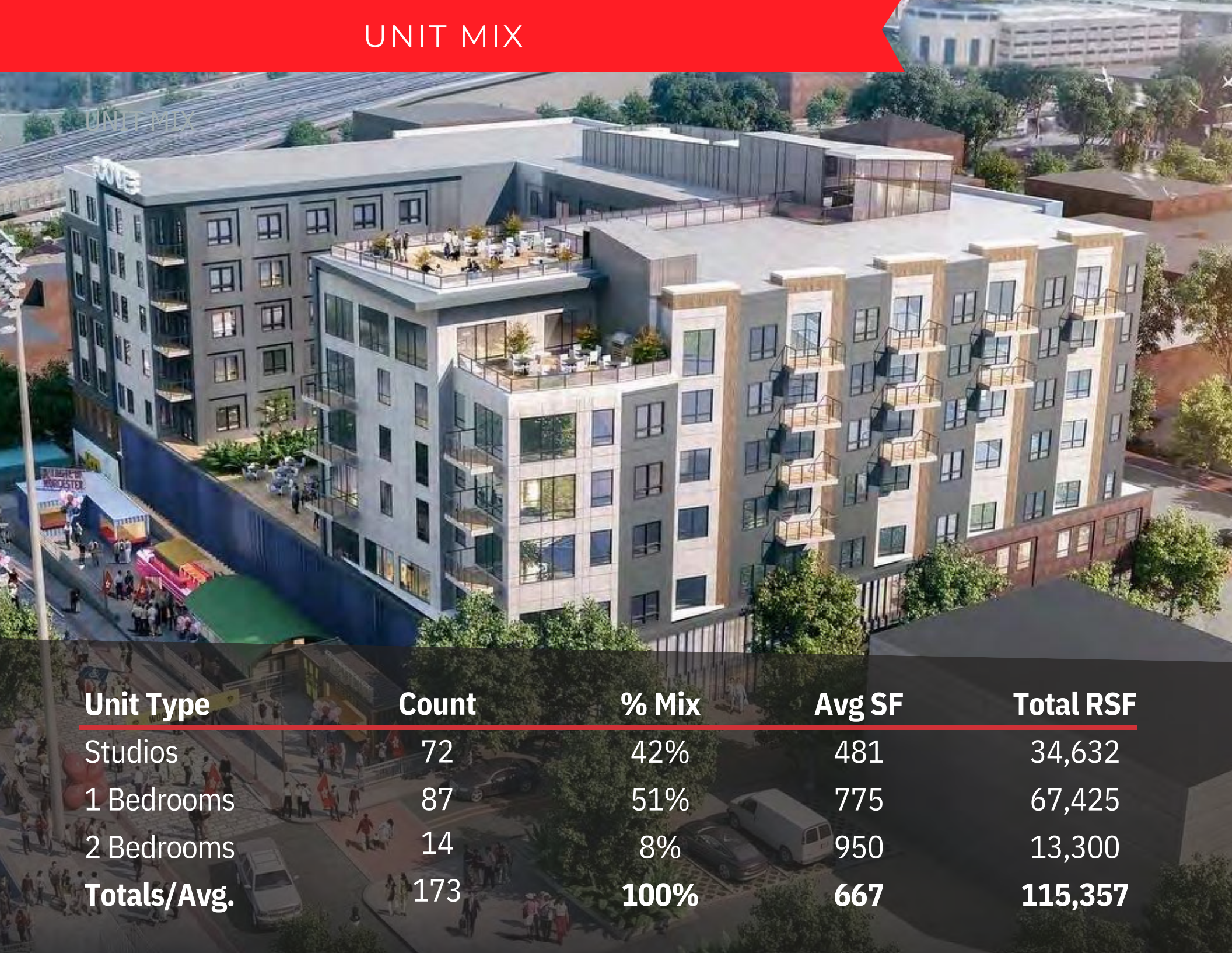
Directly abutting
newly built

0.4 miles
from Union Station



UNIT MIX

UNIT MIX



Unit Type	Count	% Mix	Avg SF	Total RSF
Studios	72	42%	481	34,632
1 Bedrooms	87	51%	775	67,425
2 Bedrooms	14	8%	950	13,300
Totals/Avg.	173	100%	667	115,357

AERIAL MAP



THE
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SITE PROGRESS PHOTO



SITE PROGRESS PHOTO



EXTERIOR RENDERINGS



INTERIOR RENDERINGS



GROUND FLOOR PLAN

The ground floor plan shows a large central open area, likely a parking lot or storage area, surrounded by various rooms and service areas. Key rooms include:

- Service/Utility Rooms:** Bike Storage, Stair 3, Louver Areaway, Generator Room, Main Elec Room, Water Service Room, MDF Room, Stair 5, Stair 1, Stair 6.
- Common Areas:** Upper Elev Lobby, Fire Command, Restroom, Mail, Package, Elev 3, Open to Below, Restaurant, Office Breakroom, Leasing, Conf Office, Entrance Vestibule, Resident Lobby, Leasing, Retail, Stair 2, Elev 2, Elev 1, Compactor Room, Loading, and Stair 1.

ENLARGED RETAIL PLAN



GET IN TOUCH



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