



# *The Left Field Building at Polar Park*

*11 Canal Street, Worcester, MA*



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# *Want to field the very best talent? Your dream space awaits.*

Elevate your brand and inspire greatness at the Left Field Building at Polar Park. The premier business and entertainment destination right in the heart of Worcester's Ballpark District.

Bring your team to a space designed for champions whether you're building a powerhouse company, in need of visionary Office/Lab/Medical space, or looking to make your mark in Worcester, the Left Field Building is where it all happens.

Optimal space for Office / Life Science / Medical Office Users

Floor-to-ceiling windows with ballpark views

A rooftop deck ideal for networking and celebrations

Direct access to WooSox games and events

Prime branding and sponsorship opportunities





## *Polar Park: A Catalyst for Transformation*

Opened in 2021, Polar Park is the home of the Worcester Red Sox (WooSox), the Triple-A affiliate of the Boston Red Sox. The stadium was constructed on a previously underutilized 18-acre brownfield site in the Canal District, transforming it into a state-of-the-art facility with a capacity of approximately 9,508 patrons. The development of Polar Park was part of a larger \$240 million redevelopment plan aimed at revitalizing the Kelley Square and Canal District areas.



## *Economic Growth and Development*

Since the announcement of Polar Park, the Canal District has experienced substantial economic growth. Property values in the area have increased by 83% from 2021 to 2024, outpacing the citywide average. Developers have invested in mixed-use projects, including residential units, office spaces, and hotels, contributing to the district's dynamic urban landscape.





# The Ballpark District | Highlights & Overview



Over 1 Million SF Mixed Use development underway  
Project to include retail, restaurant, hotel, office, R&D and Life Science uses



New \$100 Million ballpark with capacity up to 9,508 patrons



4 new multi-family apartment complexes in various stages of development



250 room dual-branded hotel



525 car parking garage



Numerous restaurants and retail amenities



Highway access to all major routes



Less than 5 minute walk to public transportation  
(WRTA Central Hub & Union Station)



# Left Field Building Features



MODERN SIX (6) STORY STRUCTURE

121,195 TOTAL GSF, 20,000 SF  
TYPICAL FLOOR PLATE

UNDERGROUND PARKING—  
THREE (3) SPACES PER 1,000 RSF  
INCLUDED IN LEASE

ELEVATED BUILDING SIGNAGE



OPEN ROOF DECK WITH  
CONFERENCE/FUNCTION ROOM SPACE

OUTDOOR SEATING AREAS FOR  
BUILDING TENANTS

HIGHLY EFFICIENT FLOOR PLANS

LEFT FIELD LOCATION WITH  
BALLPARK VIEWS



## GROUND FLOOR

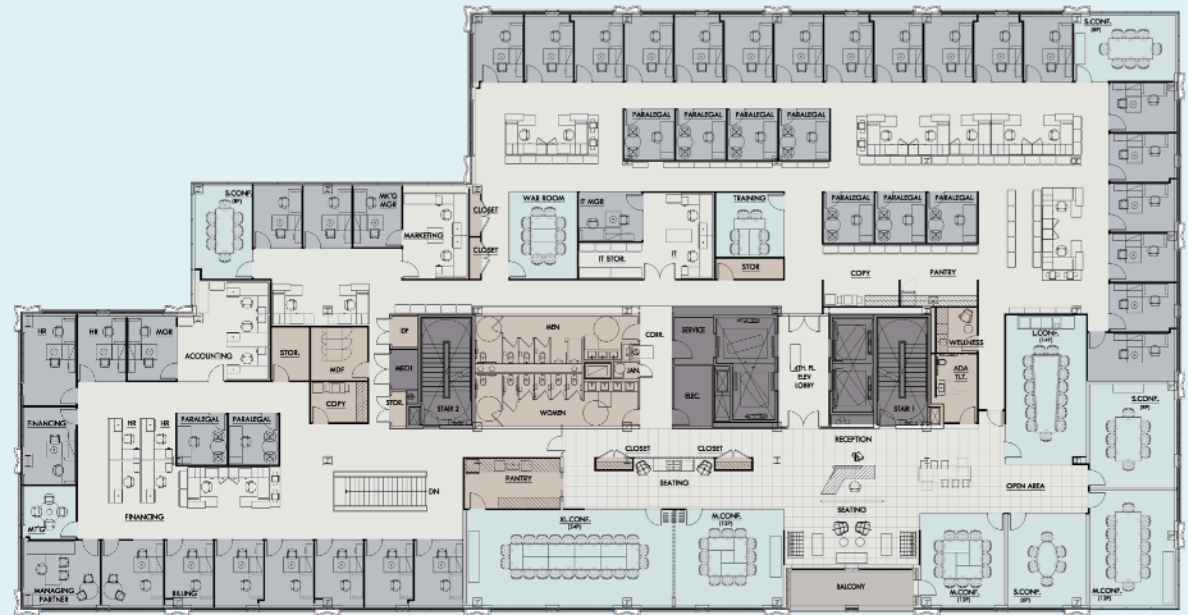


## TOP FLOOR ROOF DECK



# Typical Floor Plan | Office & Lab

TYPICAL FLOOR PLAN:  
OFFICE



TYPICAL FLOOR PLAN:  
LAB





# Neighborhood Amenities



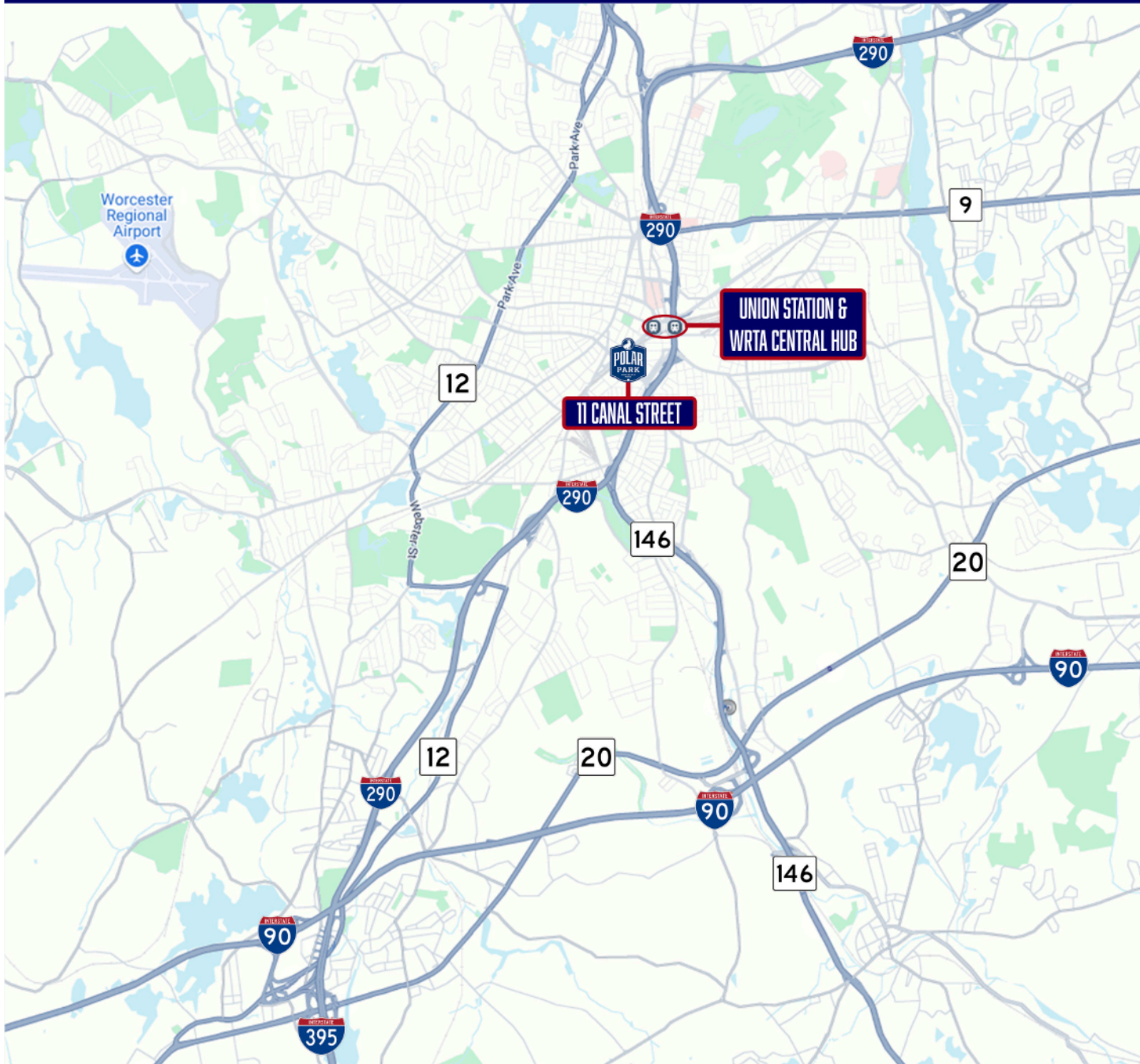


# The Ballpark District Master Plan





# Location & Accessibility



|                               |                                |
|-------------------------------|--------------------------------|
| MBTA<br>COMMUTER RAIL         | 0.6 MILE<br>14 MINUTES BY FOOT |
| WRTA CENTRAL<br>HUB           | 0.6 MILE<br>14 MINUTES BY FOOT |
| WORCESTER<br>REGIONAL AIRPORT | 4.7 MILES<br>13 MINUTES        |
| BOSTON                        | 58 MILES<br>58 MINUTES         |
| PROVIDENCE                    | 39 MILES<br>40 MINUTES         |
| I-290                         | 0.3 MILE<br>2 MINUTES          |
| I-190                         | 3 MILES<br>6 MINUTES           |
| I-90 (MASS PIE)               | 13 MILES<br>17 MINUTES         |
| ROUTE 146                     | 2.3 MILES<br>6 MINUTES         |