

# 95 Vernon Street

WORCESTER, MASSACHUSETTS



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# PROPERTY OVERVIEW

Drew Higgins of Kelleher & Sadowsky Associates, Inc. is pleased to present 95 Vernon Street in Worcester, MA for sale and for lease.

This ±15,000 SF, three-story medical/office building is nearly move-in ready for a variety of medical or professional office users. Currently configured as medical office suites, the building offers flexible floor plans that can be easily subdivided into spaces ranging from 500 SF to 5,000+ SF per floor.

Prominently located at the corner of Vernon Street and Winthrop Street, the property benefits from excellent visibility, strong curb appeal, and convenient access. It is ideally situated near Saint Vincent Hospital, UMass Memorial Medical Center, the UMass University Campus, and Worcester's Downtown Business District.

The building boasts exceptional parking, with more than six spaces per 1,000 SF—an outstanding ratio for the area. Zoned Business Office (BO-2), the property supports a wide range of potential uses.

With close proximity to I-290, I-190, Route 146, and the Massachusetts Turnpike (I-90), this is a prime opportunity for businesses seeking high-quality medical or office space in Worcester.

Contact us today for more information or to schedule a tour.

## Lease Rate: Negotiable



# PROPERTY SPECIFICATIONS

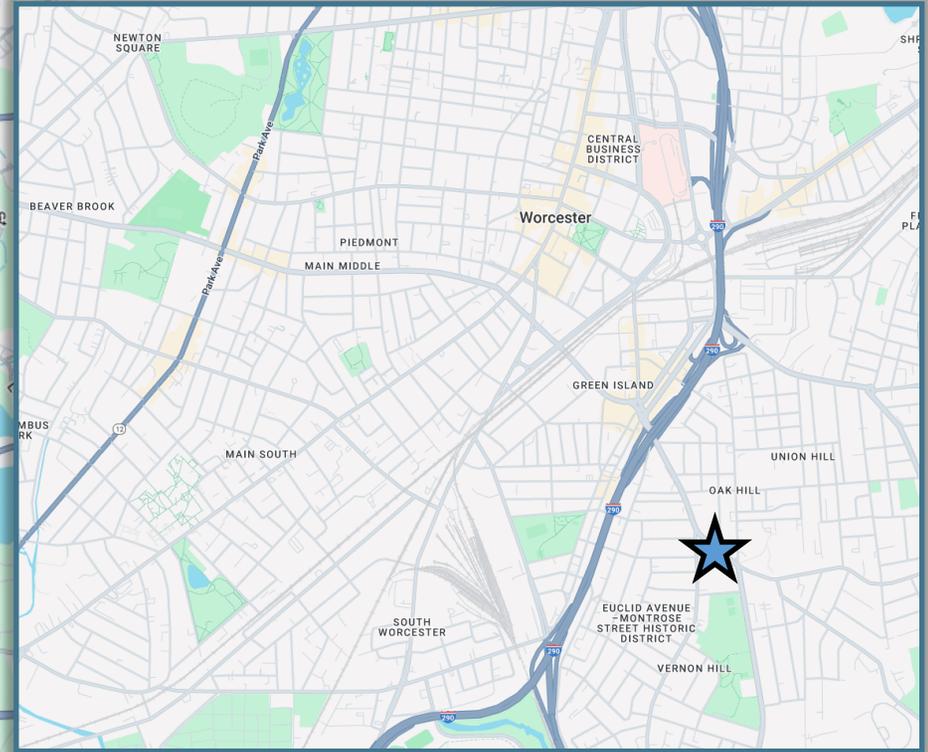
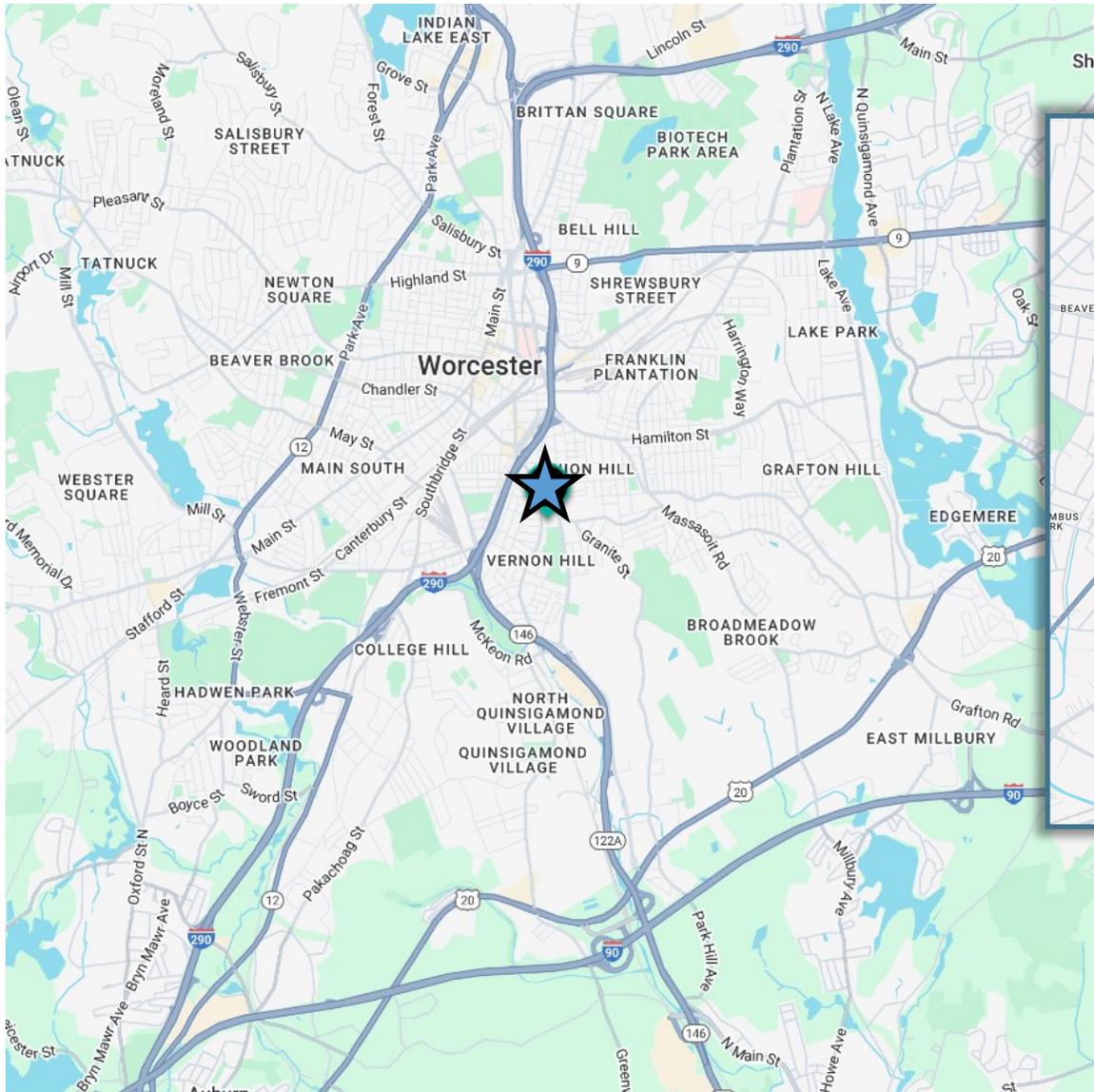
<b>Building Size</b>	±15,000 SF
<b>Space Available</b>	5,000 SF—±15,000 SF
<b>Floors</b>	Three (3) floors; ±5,000 SF per floor
<b>Zoning</b>	Business Office (BO 2)
<b>Property Type</b>	Medical/Office
<b>Elevator</b>	Yes
<b>Utilities</b>	City of Worcester water & sewer, natural gas, National Grid electric
<b>Parking</b>	±100 spaces available on site (over 6 spaces per 1,000 SF)
<b>Lease Rate</b>	Negotiable
<b>Sale Price:</b>	Please call for pricing

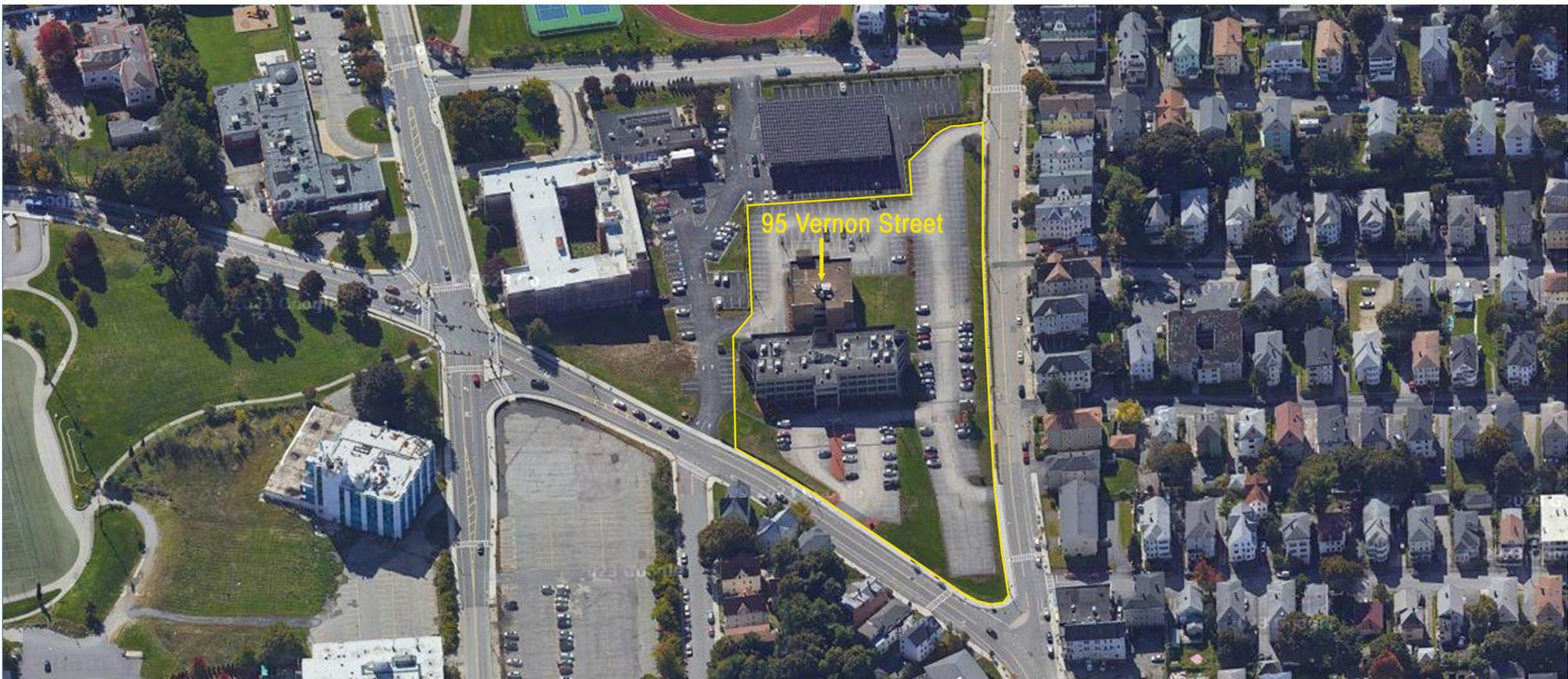


# AERIAL PROPERTY IMAGE



# LOCATION





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