

PROSPERITY ASSOCIATES

COMMERCIAL REAL ESTATE

FOR LEASE



425 LAKE AVE NORTH

Worcester, Massachusetts

Suite 102, First Floor · 6,500 SF · Available October 1, 2026

Worcester's Premier Last-Mile Medical Opportunity

This information has been obtained from sources believed to be reliable. Prosperity Associates has not independently verified this information and makes no guarantee, warranty, or representation about its accuracy or completeness. Any projections, opinions, assumptions, or estimates are for example only and do not represent current or future property performance. Prospective tenants should independently investigate the property to determine suitability. Subject to errors, omissions, or withdrawal without notice. Prosperity Associates is a licensed real estate brokerage in the Commonwealth of Massachusetts.

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PROPERTY OVERVIEW

425 Lake Ave North presents a rare and compelling opportunity for a medical operator seeking a fully improved, first-floor clinical suite in the heart of Worcester's medical corridor. Suite 102 — 6,500 SF on the first floor — was formerly occupied by Reliant Medical Group and arrives with a substantial medical build-out already in place, featuring distributed plumbing and significant electrical infrastructure throughout. A dedicated reception area, private exam and procedure rooms, a conference room, kitchen, and storage are all included within a layout designed specifically for clinical operations. Set within a building that offers a dramatic two-story atrium common area, power sliding ADA entrance doors, and 5+ parking spaces per 1,000 SF with a dedicated patient drop-off lane, this location delivers both the clinical infrastructure and the patient-facing experience that leading medical operators demand. The Landlord will custom-build the suite to suit for a qualified tenant.

PROPERTY HIGHLIGHTS

- ▶ 6,500 SF first-floor medical suite — Suite 102 — available October 1, 2026
- ▶ Former Reliant Medical Group — substantial medical build-out in place
- ▶ Distributed plumbing & electrical infrastructure throughout
- ▶ Reception, exam/procedure rooms, conference room, kitchen & storage
- ▶ Landlord will custom build-to-suit for a qualified tenant
- ▶ 5+ parking spaces per 1,000 SF + dedicated patient drop-off lane
- ▶ Power sliding entrance doors — fully ADA accessible throughout
- ▶ 1 mile from UMass Memorial Hospital Emergency Room (Lakeside Campus)
- ▶ I-290 abuts the property — 100,000+ vehicles per day, superior highway visibility
- ▶ Plantation Street frontage — 30,000+ vehicles per day
- ▶ True 'last mile medical' positioning in Greater Worcester
- ▶ Ideal for urgent care, imaging, behavioral health, or intensive medical operations

SPACE & BUILDING SPECIFICATIONS

Available Space	Suite 102 — 6,500 SF, First Floor
Available Date	October 1, 2026
Lease Type	NNN (Triple Net)
Asking Rate	Negotiable — Contact Broker
Property Type	Medical / Professional Office
Prior Tenant	Reliant Medical Group
Build-Out	Heavy medical build-out — plumbing & electrical distributed
Landlord Incentive	Custom build-to-suit for qualified tenant
Parking	5+ spaces per 1,000 SF + dedicated patient drop-off
Entrance	Power sliding doors, fully ADA accessible
Traffic — I-290	100,000+ vehicles per day (abutting property)
Traffic — Plantation St.	30,000+ vehicles per day
Nearest Hospital	UMass Memorial — Lakeside Campus ER (1 mile)
Zoning	Business / Medical Office — Worcester, MA
Address	425 Lake Ave North, Worcester, MA 01604

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PROPERTY PHOTOS



Exterior — Front Elevation



Exterior — Parking & Signage



Two-Story Atrium — Upper Level



Common Area Lobby — Ground Level



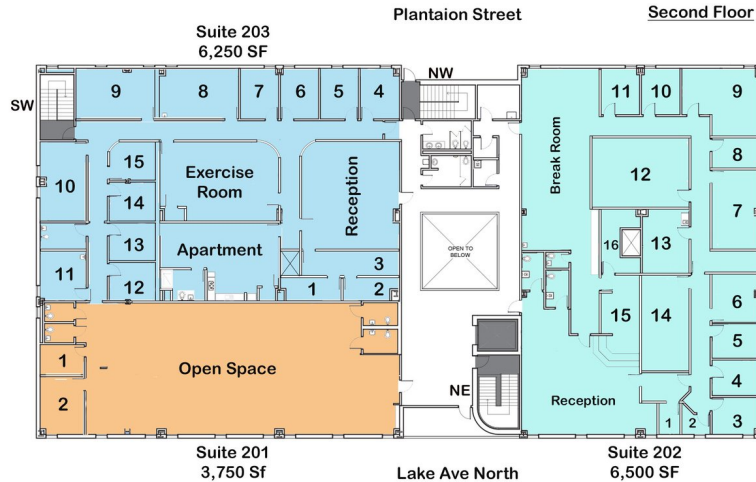
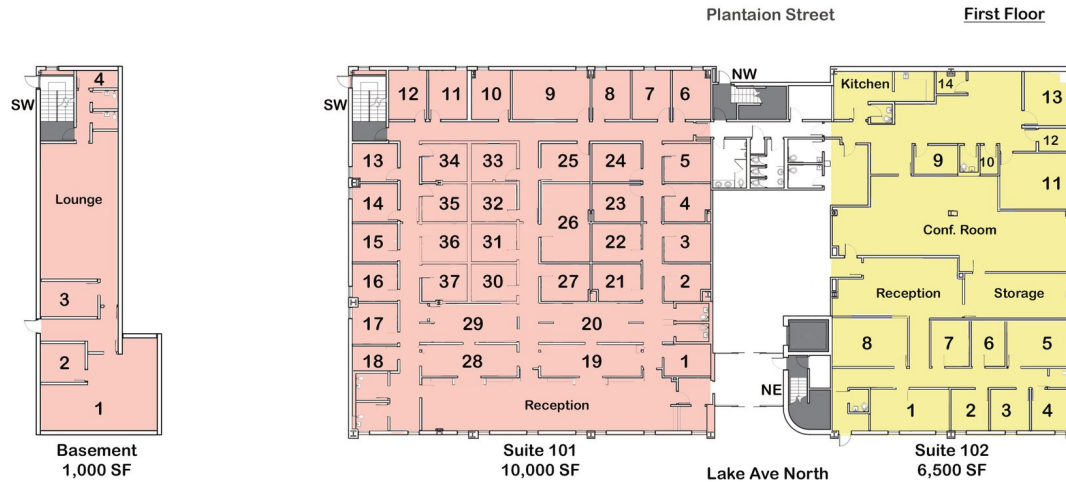
Main Entry Vestibule



Common Area — Aerial View

Tip: right-click any photo → "Save as Picture" to export, or right-click → "Change Picture" to swap.

FLOOR PLAN — SUITE 102 HIGHLIGHTED IN YELLOW (FIRST FLOOR)



Suite 102 (6,500 SF, yellow) is located on the First Floor along Lake Ave North, directly adjacent to the main parking field and patient drop-off. The suite includes a private reception, multiple exam and procedure rooms, conference room, kitchen, and storage. Floor plan is illustrative — final configuration subject to landlord build-to-suit.

KEY DISTANCES & ACCESS

UMass Memorial — Lakeside Campus ER	1 mile
UMass Memorial — Memorial Campus	2.5 miles
Downtown Worcester.....	~2 miles
I-290 On-Ramp	Abutting property
I-190 / I-290 Interchange.....	1.5 miles
Route 9 / Shrewsbury Street.....	0.5 miles
Worcester Regional Airport.....	~5 miles

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COMMERCIAL REAL ESTATE · CENTRAL MASSACHUSETTS

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Available Space	Suite 102 — 6,500 SF, First Floor
Available Date	October 1, 2026
Lease Type	NNN (Triple Net)
Asking Rate	Negotiable — Contact Broker
Ideal Tenant	Urgent Care · Imaging · Intensive Medical

EXCLUSIVE LEASING AGENT

Donald J. Mancini, SIOR, CCIM

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