



Office / R&D

Up To $\pm 15,000$ SF Available For Lease

324 Clark Street, Worcester, MA



Kelleher & Sadowsky Associates, Inc. is pleased to present this $\pm 15,000$ SF office space located at 324 Clark Street in Worcester, MA for lease. The second floor space is flexible for a number of uses, including office and research and development. The space, renovated in 2011, is in impeccable condition and provides heavy electrical capacity, air-conditioning throughout, and a paved parking area that can accommodate 4 cars per $\pm 1,000$ square feet. With these amenities, the space is can be a perfect fit for any type of user. Additionally, the property is very well located on the northeast side of Worcester with convenient access to routes I-290 and I-190. Call us today to schedule a tour!

- On-Site Management
- Kitchenette & M/F Bathrooms
- Large conference rooms
- Exceptional parking and highway access
- **Reduced Lease Rate: \$9.50 / NNN**

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.



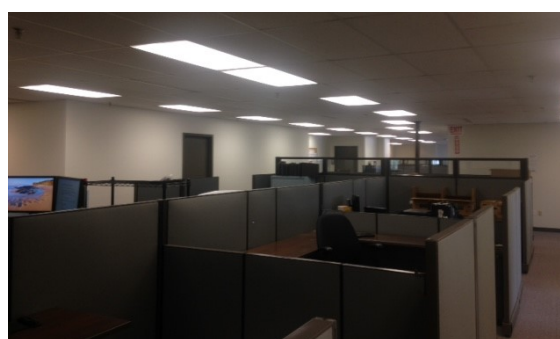
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Property Description

Building Size:	$\pm 84,695$ SF
Stories:	Two
Year Built:	1980
Space Available:	$\pm 15,00$ SF, Sub-dividable
First Floor:	Fully Leased
Second Floor:	$\pm 15,000$ SF Office
Parking:	Four (4) spaces per 1,000 SF
Utilities:	Municipal Water, Sewer, Gas, National Grid Electric
Lease Rate:	\$9.50 / NNN



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Property Photographs



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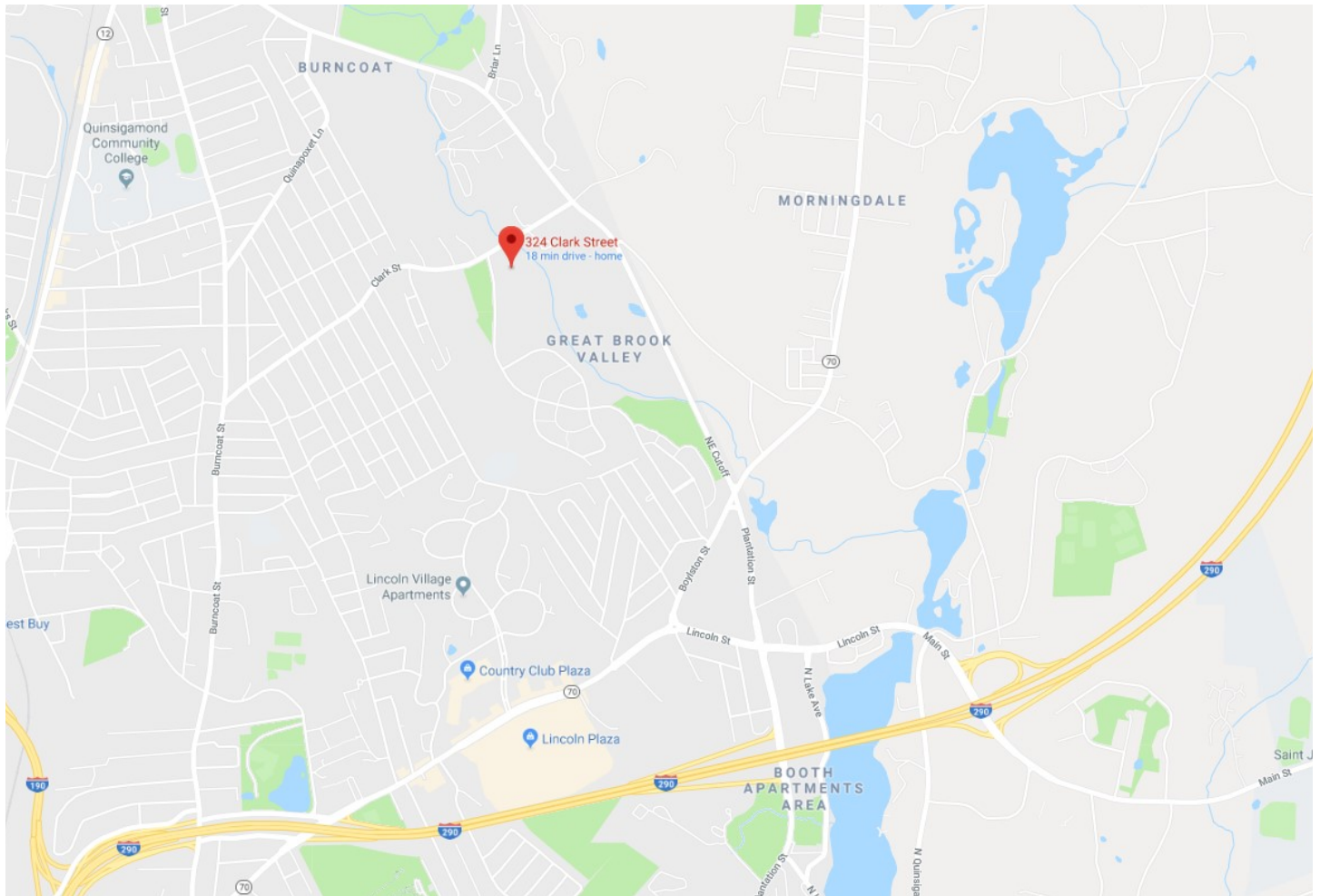
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Area Map



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