



Class A Office & Light Manufacturing Facility

Available For Lease

17 Briden Street, Worcester



Kelleher & Sadowsky
120 Front Street, Suite 210
Worcester, MA 01608
508.755.0707 Office
kellehersadowsky.com

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Kelleher & Sadowsky Associates, Inc. is pleased to introduce 17 Briden Street in Worcester – a ±53,368 +- square foot Class A Office and Light Manufacturing Facility located in the heart of Worcester. The building is currently occupied by Cogmedix, a world class medical device development and manufacturing company, a subsidiary of the Coghlin Companies. Cogmedix will be relocating to accommodate continued company growth. The industrial building offers exceptional highway access from Route 290 (exit 20 Eastbound, exit 18 Westbound), with unlimited highway signage opportunities. The interior of the building was recently renovated in 2015 and is very well appointed with a generous mix of research and development, light manufacturing, office and high-bay warehouse space. The fully air conditioned building would make for an excellent conversion to laboratory or high-tech engineering space, with ample office and warehouse support areas – all of which exist in Class A condition.

Address	17 Briden Street, Worcester, Massachusetts
Year Built	Circa 1920 (renovated circa 2015)
Building Size	53,368 +- square feet
Stories	Three (3)
Land Area	35,881 +- square feet
Zoning	MG-2.0 (General Manufacturing)
Construction	Concrete block, brick and steel
Utilities	Municipal water and sewer, Eversource & National Grid
Telecommunications	Verizon
Power	500 KVA, 480 VAC, 600 Amps
HVAC	Fully air-conditioned
Roof	Tar and gravel
Loading	Four (4) loading docks, one with leveler
Elevator	Passenger elevator
Sprinkler	Yes, wet system
Ceiling Height	Varies from 12' to 20' +-
Parking	Sixty seven (67) +-
Column Spacing	Varies – 16' to clear span space
Highway Access	Routes 9, 20, 190, 290, 395 & Mass Pike (I-90)
RE Taxes	\$0.84 per square foot (FY2018)
Date Available	Q1 2019 +-
Lease Rate	\$7.50 / SF NNN

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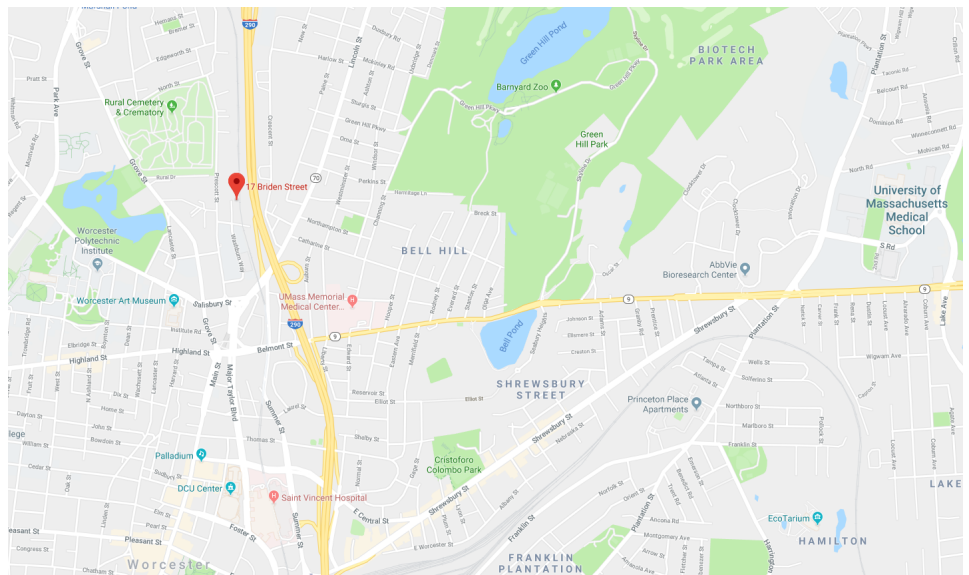
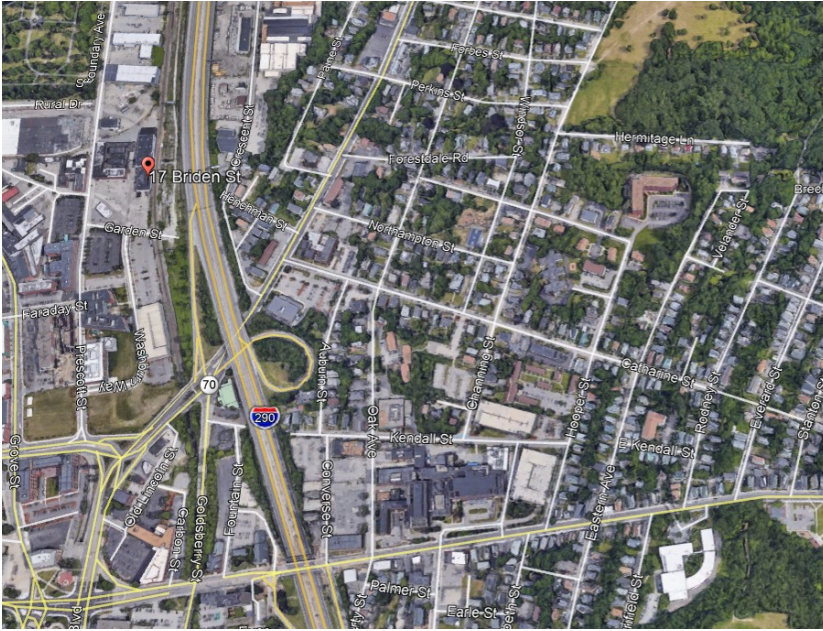
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Aerial View



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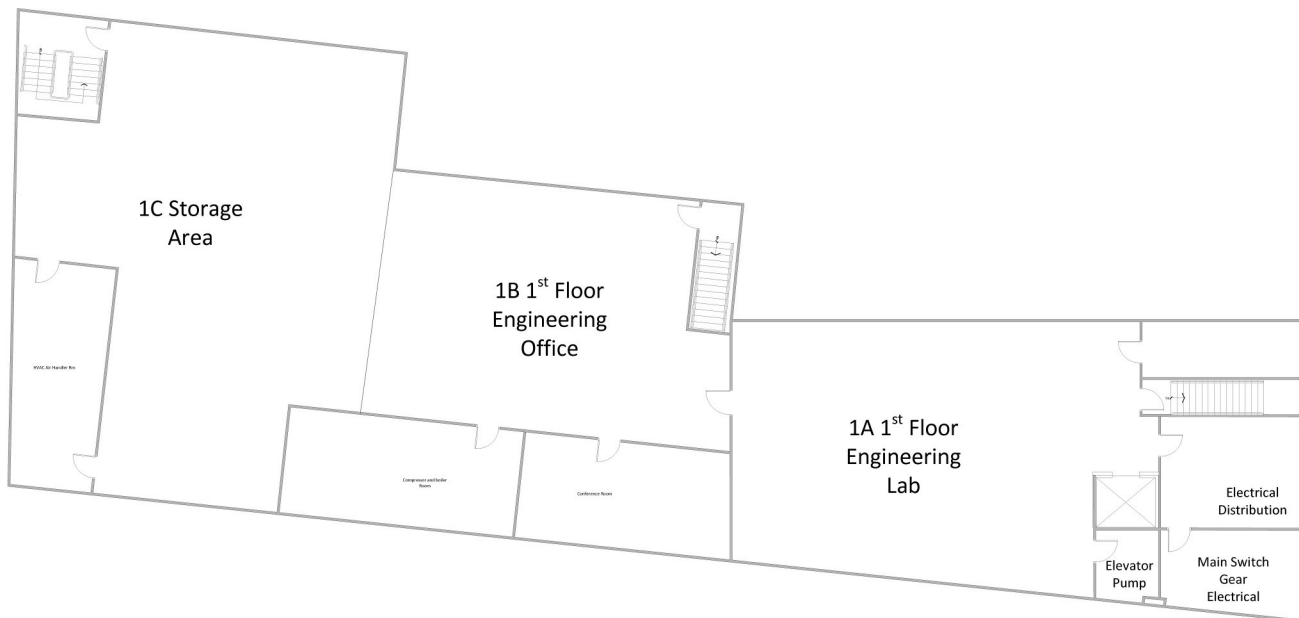
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First Floor



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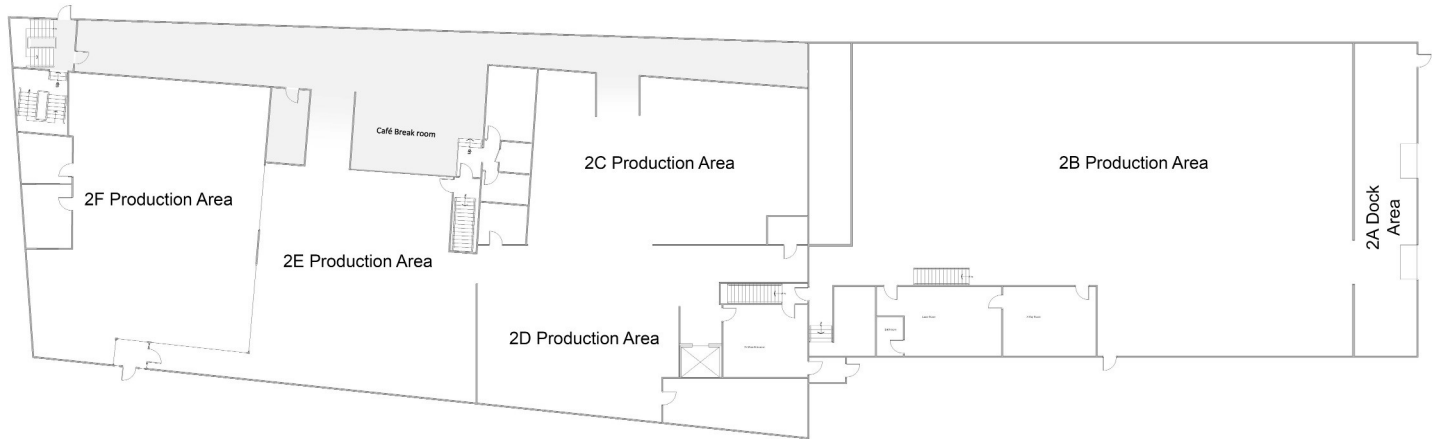
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Second Floor



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Third Floor Production



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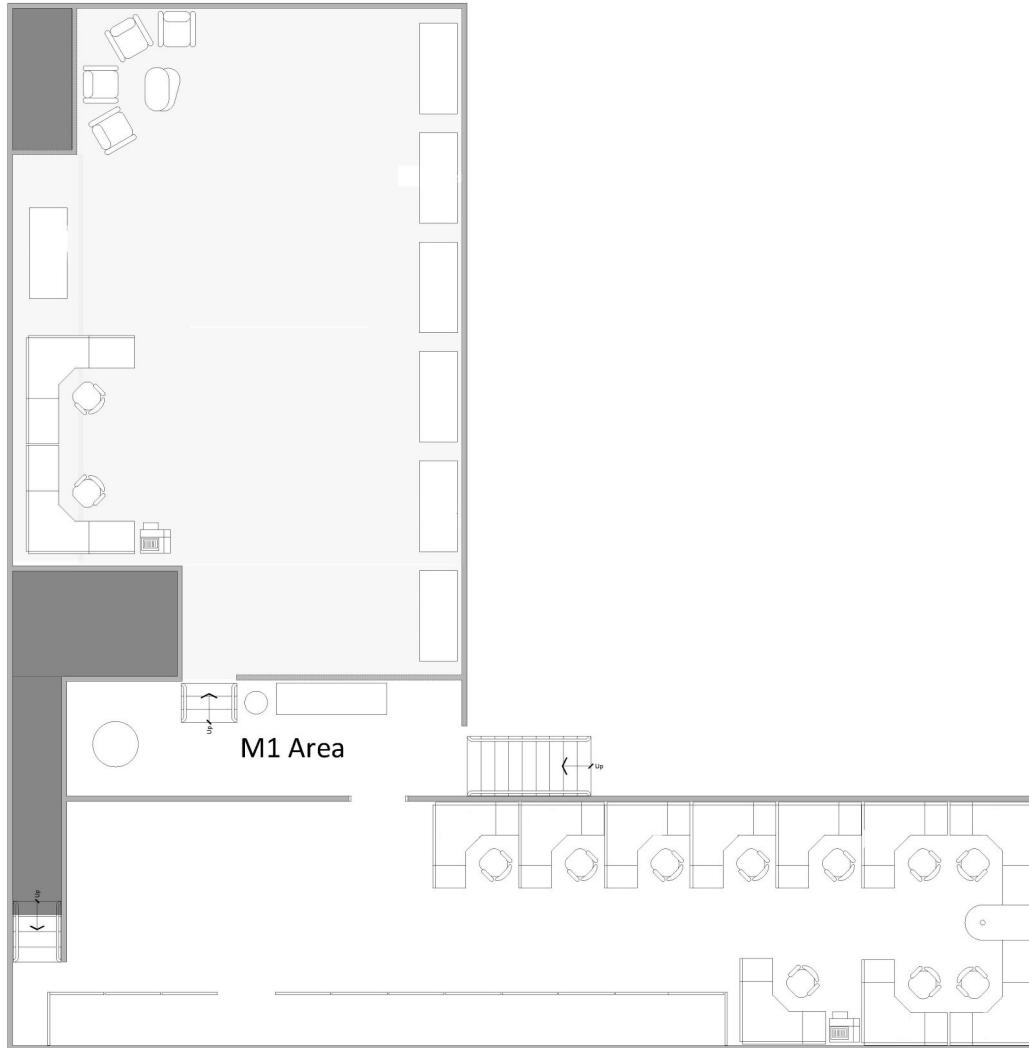
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Mezzanine Office Area



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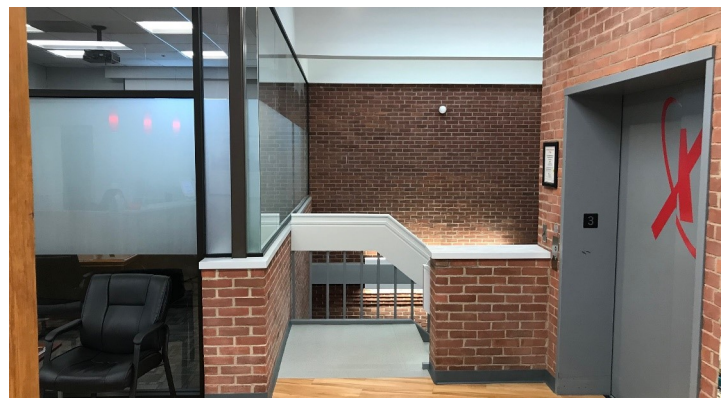
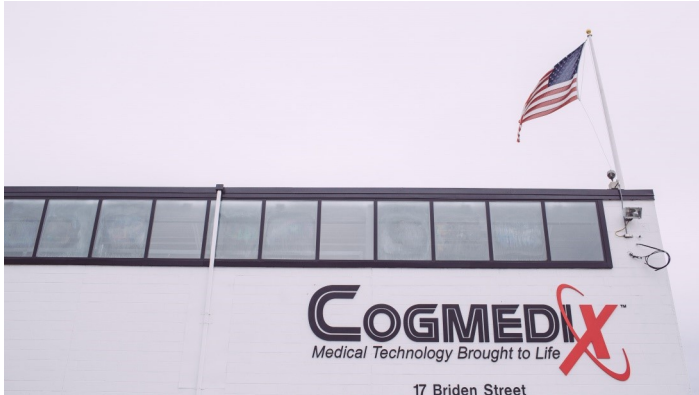
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Exterior and Interior Photographs



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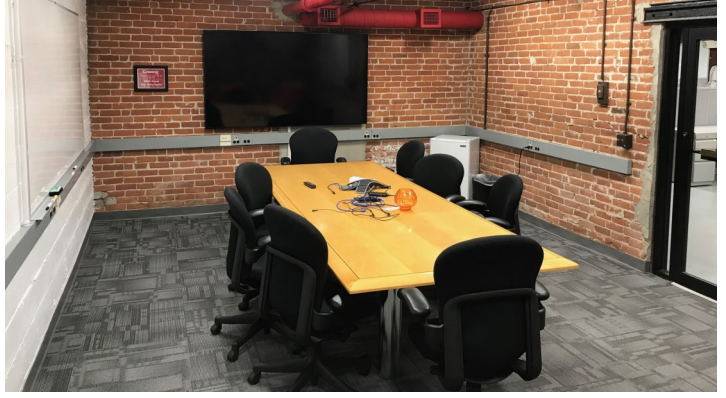
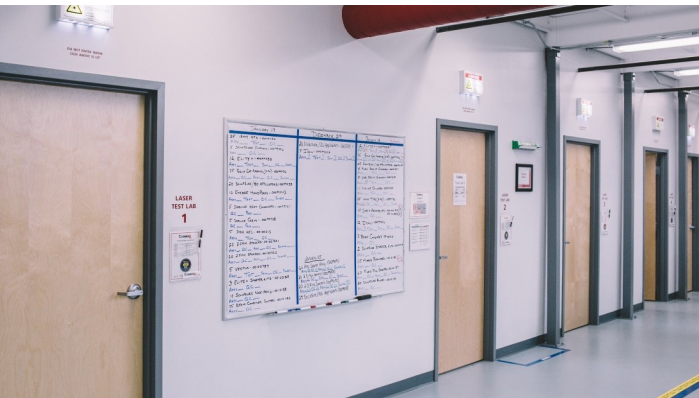
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Interior Photographs



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