

FOR LEASE

CLASS A OFFICE SPACE

100 NORTH PARKWAY,
WORCESTER, MA 01605



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

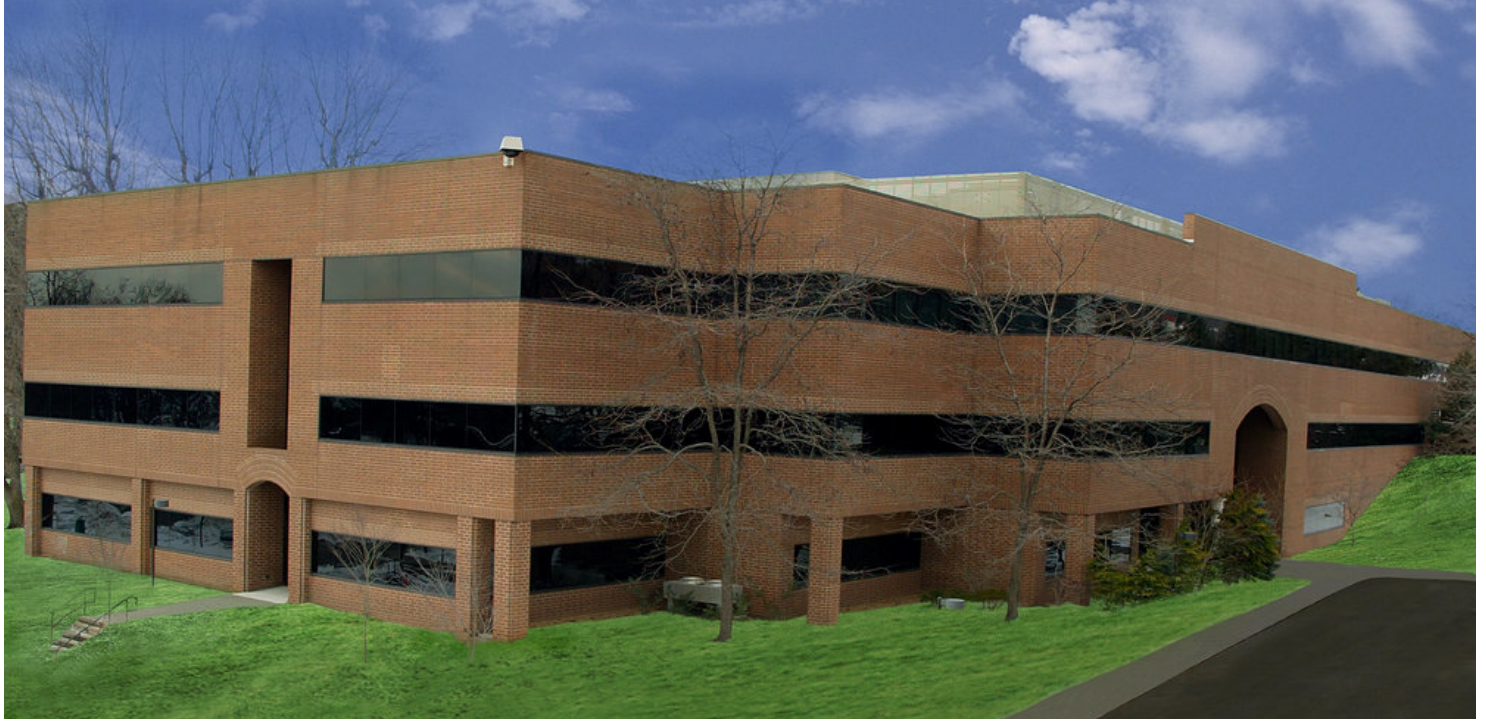
Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office
Building Size:	459,864 SF
Available SF:	4,632 - 43,750 SF
Lease Rate:	\$24.00 SF/yr (MG)
HVAC:	VAV HVAC system
Utilities:	Water, sewer, natural gas, fiber, cable
Elevators:	2
Parking:	4 per 1,000

PROPERTY OVERVIEW

On behalf of 440 Lincoln Street Holding Company, LLC and the Hanover Insurance Company, Kelleher & Sadowsky Associates is pleased to bring to your attention 100 North Parkway in Worcester, Massachusetts. This Class A office building offers an unmatched suburban location with exceptional highway access to Routes 190 and 290. The building, constructed in 1985, offers a campus like setting with high-end base building finishes, market rate tenant improvement allowances, on-site food service and access to catering, as well as an on-site fitness center. Additionally, the property boasts a parking ratio of 4 spaces per $\pm 1,000$ /RSF at no additional expense over the lease term.

The building currently has several vacancies which can accommodate users from $\pm 4,600$ - $\pm 56,000$ /RSF. Tenant roster includes Reliant Medical Group, Alzheimer's Association of Massachusetts, Trustmark Insurance, WSP/Parsons Brinckerhoff, and Lincoln Financial.

SPACES	LEASE RATE	SPACE SIZE
1st Floor (4,632 SF)	\$24.00 SF/yr	4,632 SF
1st Floor (5,482 SF)	\$24.00 SF/yr	5,482 SF
2nd Floor (8,860 SF)	\$24.00 SF/yr	8,860 SF
3rd Floor (43,750 SF)	\$24.00 SF/yr	43,750 SF

WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

FLOOR PLAN - 1ST FLOOR



WILLIAM D. KELLEHER, IV

JAMES UMPHREY

Principal

Principal

wkelleher@kelleher-sadowsky.com

umphrey@kelleher-sadowsky.com

O: 508.635.6785

O: 508.635.6790

C: 508.596.5395

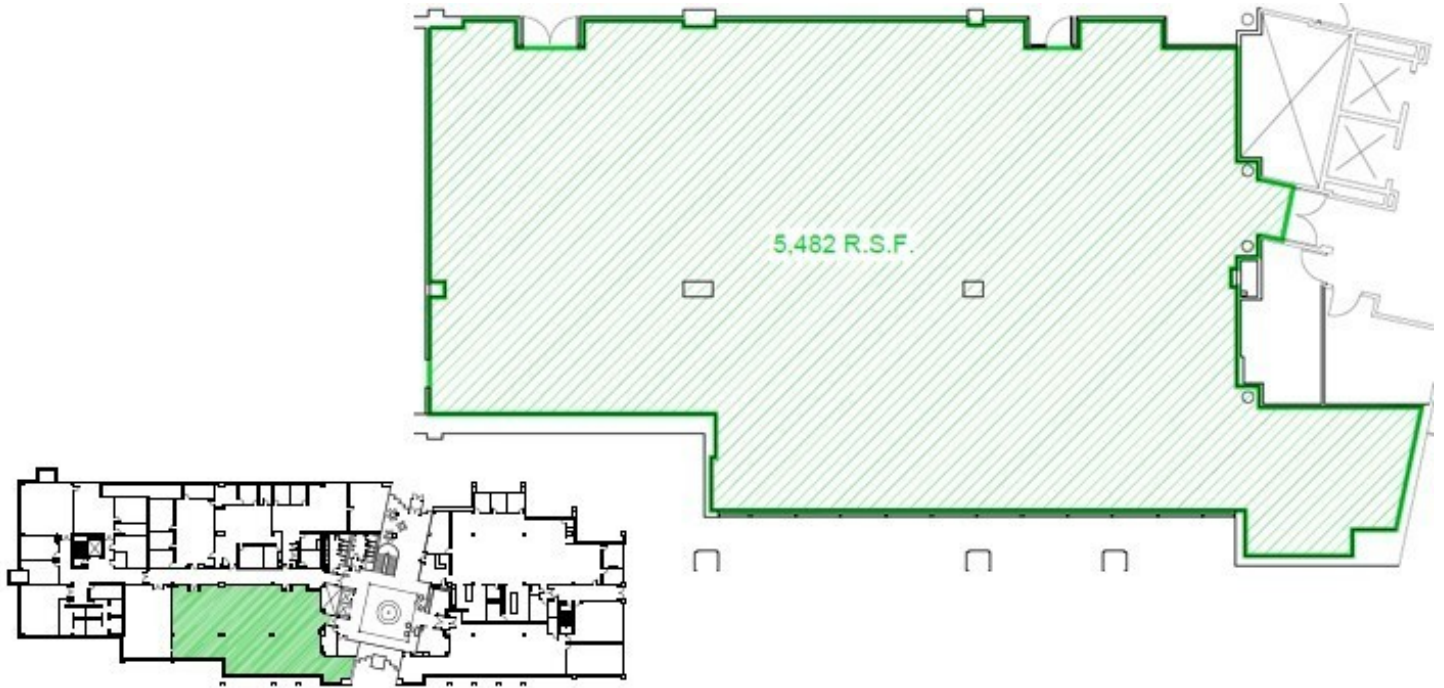
C: 508.579.6080



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

FLOOR PLAN - 1ST FLOOR



WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

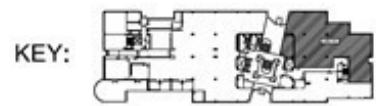
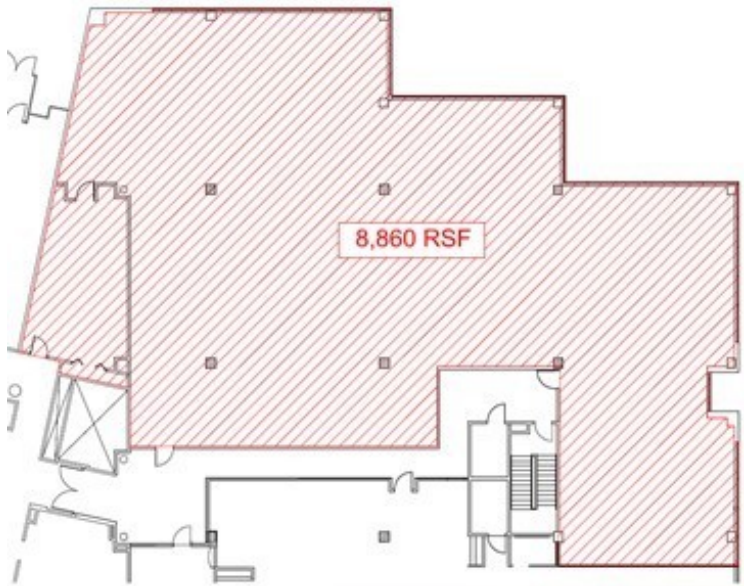
C: 508.579.6080



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

FLOOR PLAN - 2ND FLOOR



WILLIAM D. KELLEHER, IV

JAMES UMPHREY

Principal

Principal

wkelleher@kelleher-sadowsky.com

umphrey@kelleher-sadowsky.com

O: 508.635.6785

O: 508.635.6790

C: 508.596.5395

C: 508.579.6080



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

FLOOR PLAN - 3RD FLOOR



120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

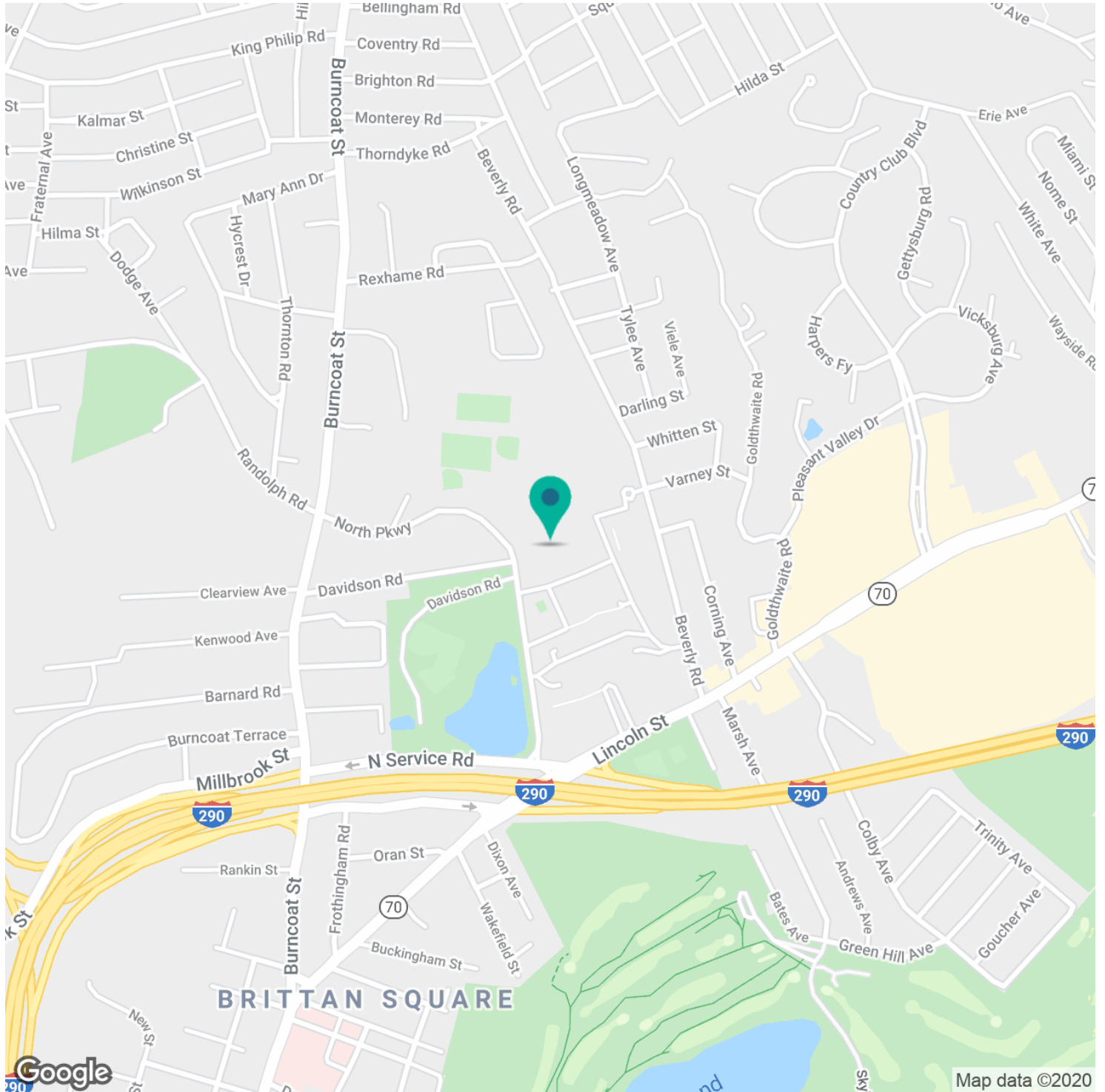
Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

LOCATION MAPS



WILLIAM D. KELLEHER, IV

JAMES UMPHREY

Principal

Principal

wkelleher@kelleher-sadowsky.com

umphrey@kelleher-sadowsky.com

O: 508.635.6785

O: 508.635.6790

C: 508.596.5395

C: 508.579.6080



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com