

FOR LEASE



1 EXCHANGE PLACE

WORCESTER, MA 01608



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

MARK JOHNS

Vice President

johns@kelleher-sadowsky.com

O: 508.635.6792

C: 508.826.6527

CHRIS NAFF

Associate

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type: Office

Building Size: 36,752 SF

Available SF: 1,600 - 3,125 SF

Lease Rate: \$15.00 - 16.00 SF/yr (NNN; Gross)

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 1 Exchange Street as available for lease. Once home to the Worcester Police Station and Court House, this is a property you truly have to see to appreciate. There are exciting retail and office opportunities in this historic building full of character. The first-floor restaurant and/or retail space is complete with 1,600 square feet with frontage on Commercial Street directly across from the DCU Center. A second bar and/or restaurant space is available with a spacious interior patio complete with a retractable roof. The office space is truly one of a kind as the former third-floor courtroom is the most unique conference room in the city. Contact us for more information today!

SPACES	LEASE TYPE	LEASE RATE	SPACE SIZE
Restaurant	NNN	\$15.00 SF/yr	1,600 SF
Bar/Restaurant	NNN	\$15.00 SF/yr	3,000 SF
Office	Gross	\$16.00 SF/yr	3,125 SF

MARK JOHNS

Vice President

johns@kelleher-sadowsky.com

O: 508.635.6792

C: 508.826.6527

CHRIS NAFF

Associate

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275



Rated Best Commercial Real Estate Brokerage - Worcester Business Journal

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

FOR LEASE | 1 EXCHANGE PLACE

ADDITIONAL PHOTOS



MARK JOHNS

Vice President

johns@kelleher-sadowsky.com

O: 508.635.6792

C: 508.826.6527

CHRIS NAFF

Associate

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275



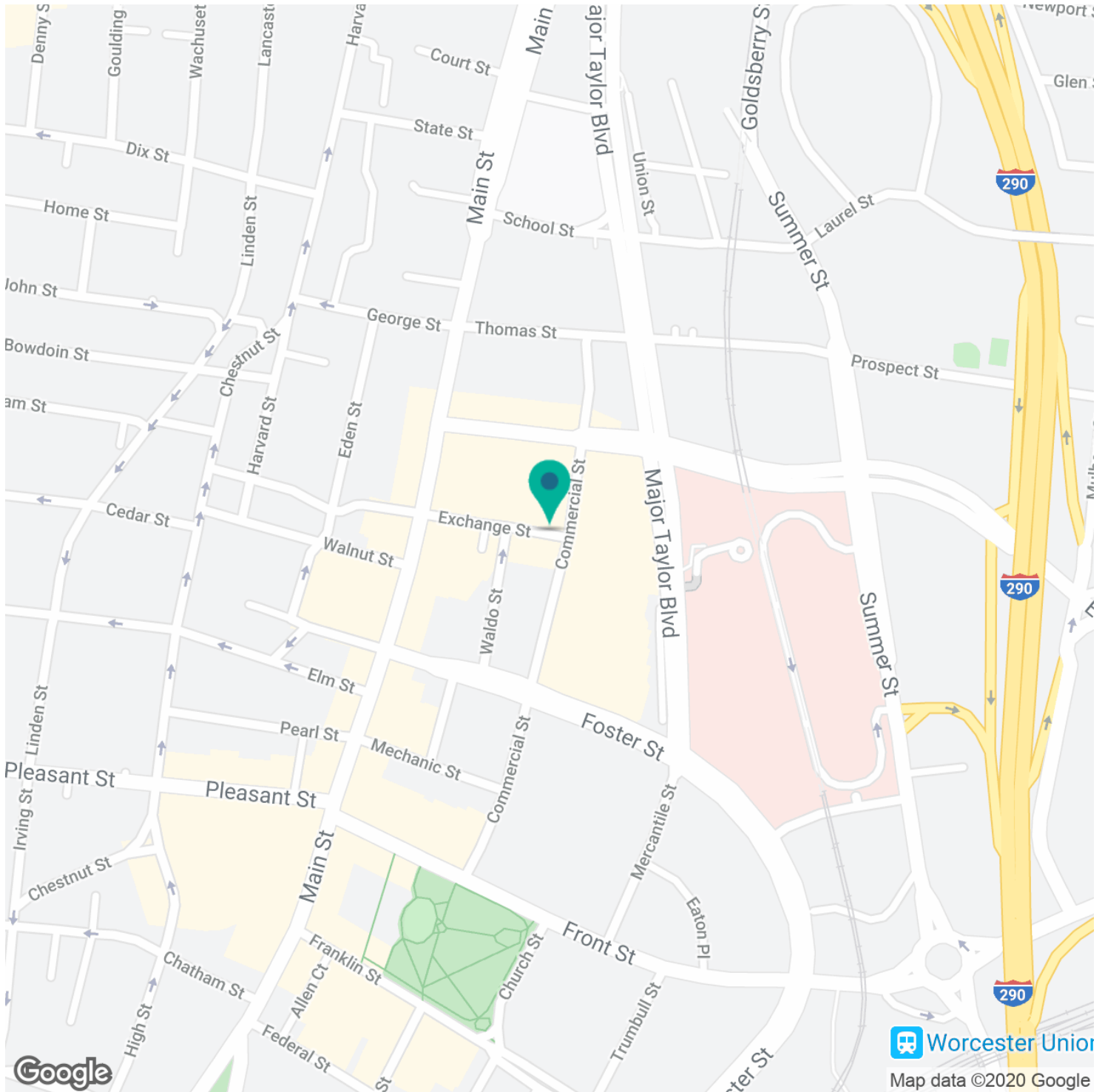
**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

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.

LOCATION MAPS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

MARK JOHNS

Vice President

johns@kelleher-sadowsky.com

O: 508.635.6792

C: 508.826.6527

CHRIS NAFF

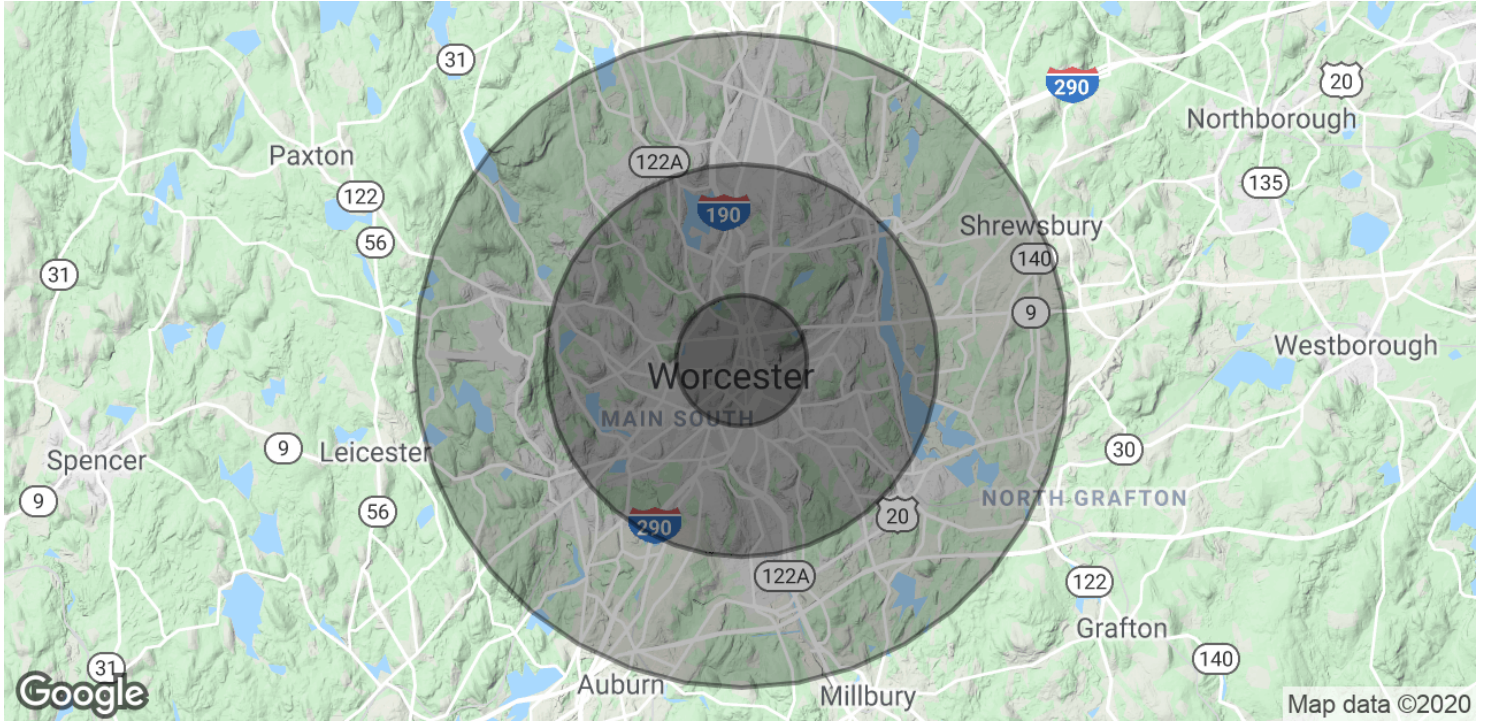
Associate

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,707	167,980	278,679
Median age	29.7	33.6	35.4
Median age (Male)	28.1	32.4	34.1
Median age (Female)	30.9	34.9	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,350	65,058	108,637
# of persons per HH	2.5	2.6	2.6
Average HH income	\$40,950	\$54,294	\$63,373
Average house value	\$279,196	\$282,361	\$284,298

* Demographic data derived from 2010 US Census



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

MARK JOHNS

Vice President

johns@kelleher-sadowsky.com

O: 508.635.6792

C: 508.826.6527

CHRIS NAFF

Associate

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275