



FOR LEASE

MEDICAL / OFFICE SPACE AVAILABLE

288 GROVE STREET,
WORCESTER, MA 06105



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

On behalf of 288 Grove Street, LLC., Kelleher & Sadowsky Associates is pleased to bring to your attention 288 Grove Street in Worcester, Massachusetts. This new to market Class A Office/Medical building offers an unmatched suburban location with exceptional highway access to Routes 190, 290 and 495. The building, constructed in 2018/2019, offers high-end base building finishes, market-rate tenant improvement allowances, a roof deck for functions, heated garage, modern open layouts, among numerous additional amenities. The property located within walking distance to numerous restaurants, shops, banks, and hotels.

The five-story building currently can accommodate users from 5,000 +/- SF to 32,000 +/- SF, with the average floor size of 16,000 +/- SF. Additionally, the property boasts a surface parking ratio of 4 spaces per ±1,000/RSF at no additional expense over the lease term, with options for reserved spaces in the below-deck parking garage. Become a part of the latest premier development within the City of Worcester!

OFFERING SUMMARY

Available SF:	5,000 - 16,000 SF
Building Size:	51,000 SF
Stories:	Three
Year Built:	2019 / Modern Construction
Parking:	4 spaces per 1,000 / Heated Parking Garage
Security:	Card Key Access 24/7/365
Utilities:	Water, Sewer, natural gas, fiber, cable
HVAC:	VAV HVAC System
Elevators:	One (1) passenger elevator
Features:	Walk to area restaurants and other retailers
	Roof deck available for functions
	Energy efficient building
	High end building standard finishes
	Exceptional parking and highway access

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ADDITIONAL PHOTOS



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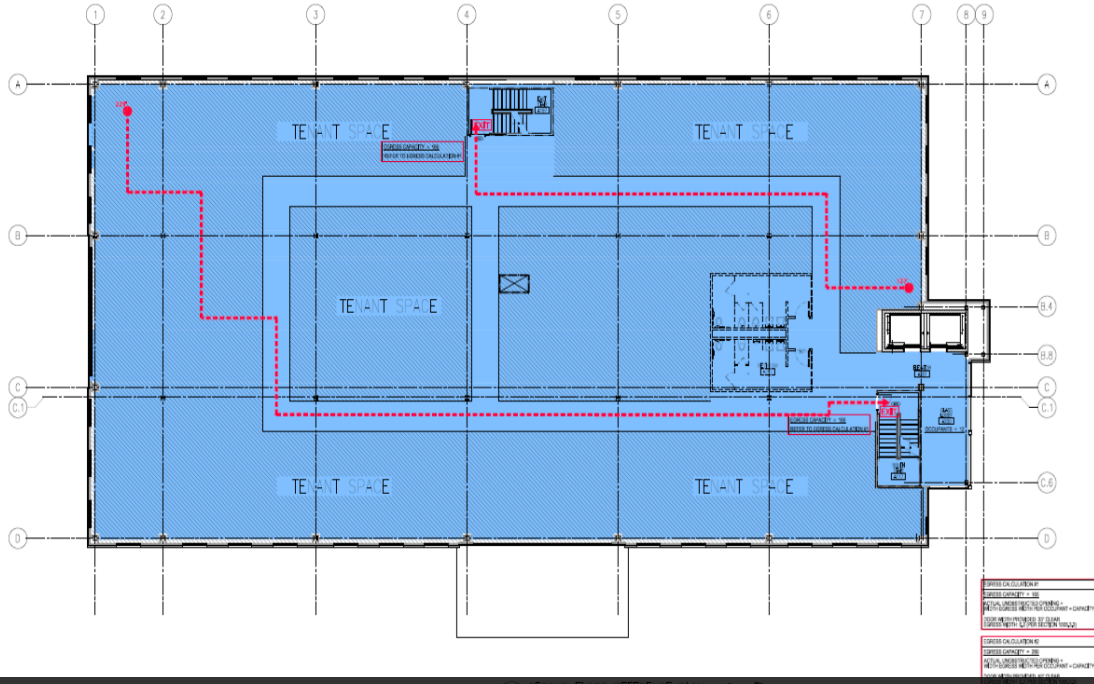
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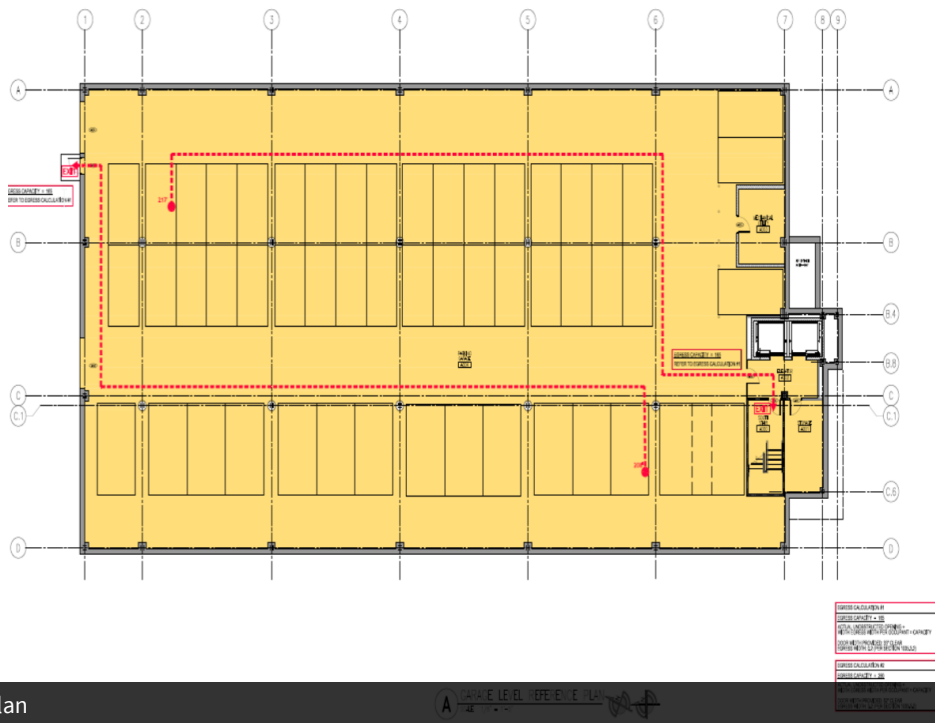
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FLOOR PLANS



Floor Plans A SECOND FLOOR REFERENCE PLAN



Underground Parking Plan A UNDERGROUND LEVEL REFERENCE PLAN



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REGIONAL MAP



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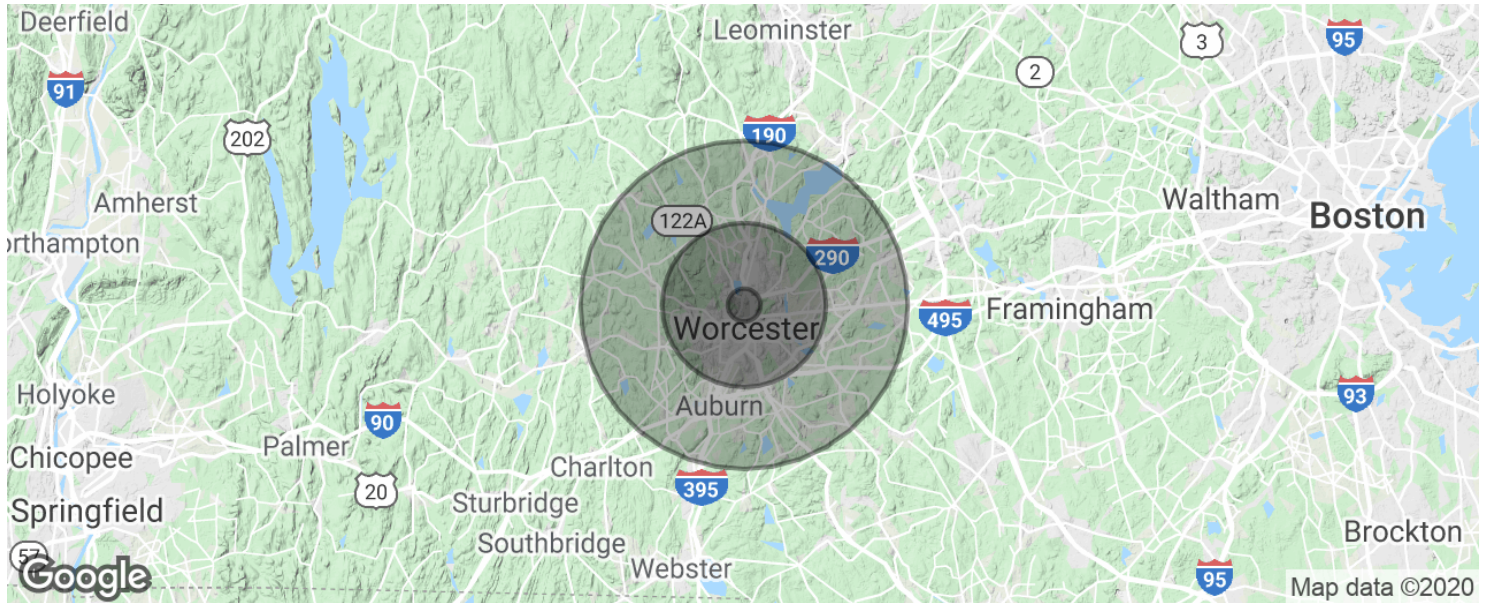
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	16,691	269,890	411,436
Median age	31.2	35.4	37.0
Median age (Male)	30.7	34.1	35.9
Median age (Female)	32.0	36.6	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	6,384	104,747	156,678
# of persons per HH	2.6	2.6	2.6
Average HH income	\$60,495	\$63,524	\$74,643
Average house value	\$303,480	\$285,117	\$316,933

* Demographic data derived from 2010 US Census



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