

FOR LEASE

TWO CHESTNUT PLACE

22 ELM STREET, WORCESTER,
MA 01608



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

BRIAN JOHNSON

Vice President

johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office
Building Size:	44,782 SF
Available SF:	1,351 - 10,046 SF
Zoning:	BG-6
Lease Rate:	\$12.00 - 19.00 SF/yr (+ Electric; NNN)
Elevators:	3
Parking:	2 per 1000

PROPERTY OVERVIEW

As exclusive leasing agent, Kelleher & Sadowsky Associates, Inc. is pleased to introduce Two Chestnut Place at 22 Elm Street in Worcester, Massachusetts for lease. This historic building, originally constructed circa 1920 (City of Worcester Assessor’s Department), offers a wide range of available professional office suites from ±1,359 square feet to ±10,406 square feet. Two Chestnut Place is well located in the heart of Worcester’s Central Business District, conveniently within walking distance to the Worcester District Courthouse, DCU Center, and Worcester’s City Hall. In addition, Two Chestnut Place is within walking distance to Worcester’s top lunch restaurants, including Chestnut’s Café located next door at One Chestnut Place.

SPACES	LEASE RATE	SPACE SIZE
Suite G110	\$12.00 SF/yr	1,598 SF
Suite 150	\$19.00 SF/yr	2,500 SF
Suite 125	\$19.00 SF/yr	1,351 SF
Suite 310	\$19.00 SF/yr	1,500 SF
Suite 400	\$19.00 SF/yr	6,500 SF
Suite 420	\$19.00 SF/yr	3,906 SF



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

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

BRIAN JOHNSON

Vice President

johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112

FOR LEASE | TWO CHESTNUT PLACE

ADDITIONAL PHOTOS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

BRIAN JOHNSON

Vice President

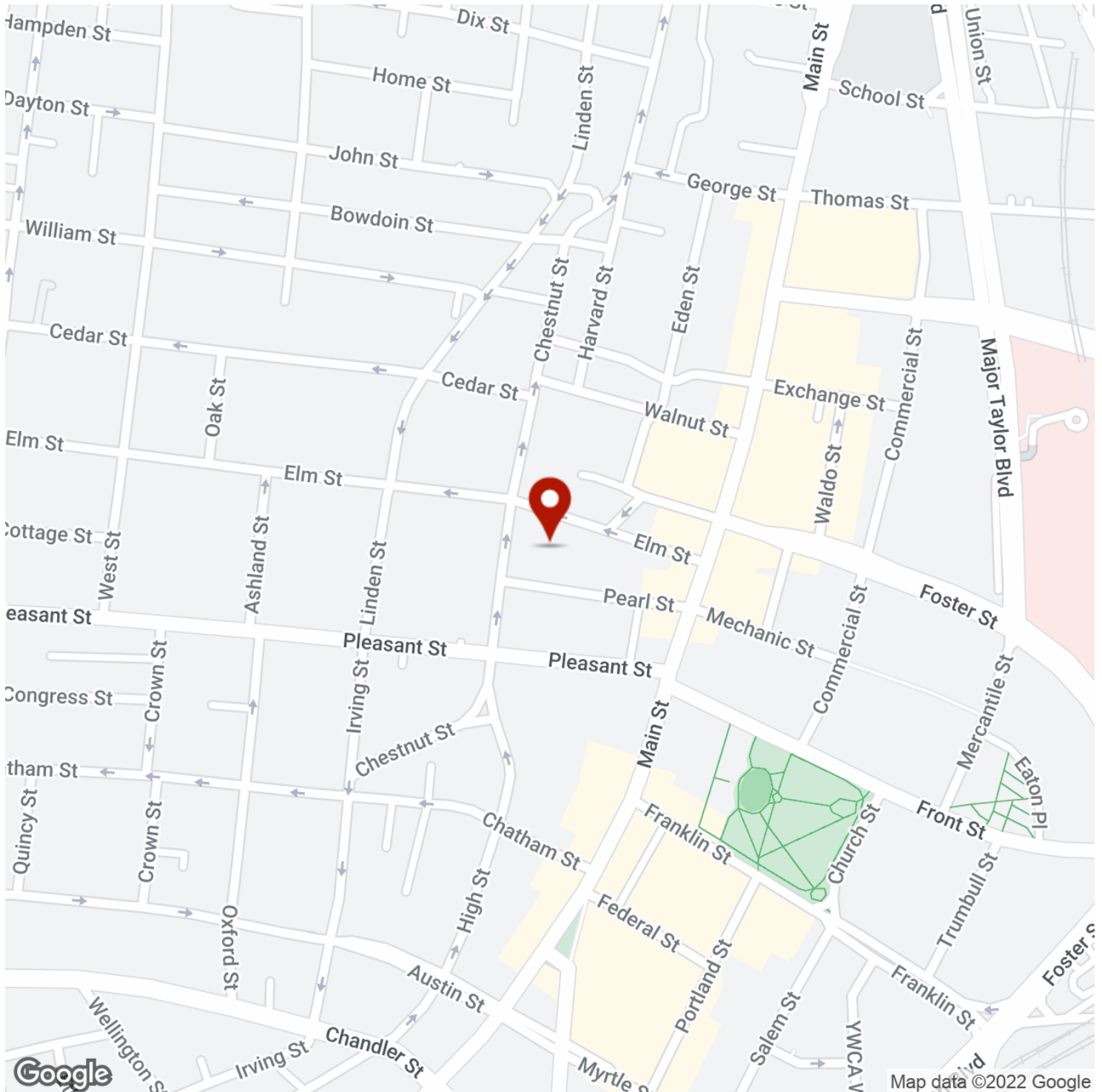
johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112

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 MAP



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

BRIAN JOHNSON

Vice President

johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112