

BUILD-TO-SUIT OPPORTUNITY / FOR SALE OR LEASE

**±98,670 SF Office & Life Sciences**

KELLEHER-SADOWSKY.COM

395 PLANTATION STREET • WORCESTER, MASSACHUSETTS



## OVERVIEW

On behalf of the Worcester Business Development Corporation ("WBDC"), Kelleher & Sadowsky Associates, Inc. is pleased to bring to your attention 395 Plantation Street in Worcester, MA – a ±98,670 square foot build to suit opportunity located adjacent to the ±470,000 square foot UMass Medicine Science Park, one of the nation's leading centers for biotechnology research and production. The parcel is highly visible and extremely well located directly across from the recently constructed ±512,000 square foot Albert Sherman Research Center and the world renowned University of Massachusetts Medical School and UMass Memorial Health Care, encompassing more than two million square feet of clinical and research space. The site provides excellent highway access to Routes 9 and 290 and with liberal zoning can provide for many potential uses such as office, medical, biotechnology, life science, research, bio-manufacturing and robotics.

Worcester has transformed into a progressive and vibrant city through multi-billion dollar public and private investment in every aspect of its economy. The driving forces of its resurgence include Worcester's robust healthcare sector, life science and biotechnology industries, it's nationally recognized colleges and universities, numerous commercial and residential developments and infrastructure improvements that have reconnected the city.

The building has been designed to accommodate ±98,670 square feet of new construction, supported by on-site surface and structured parking for occupants and visitors of the building. Amenities include scenic water views and many nearby amenities such as hotels, restaurants, banks and general retail, all located in close proximity to the property. Tenant's of various sizes will be considered, and the WBDC will also consider an outright sale of the parcel, or long-term land lease.



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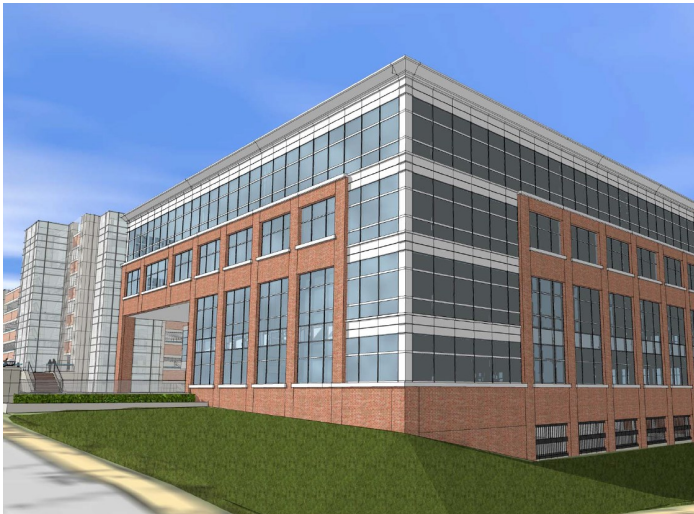
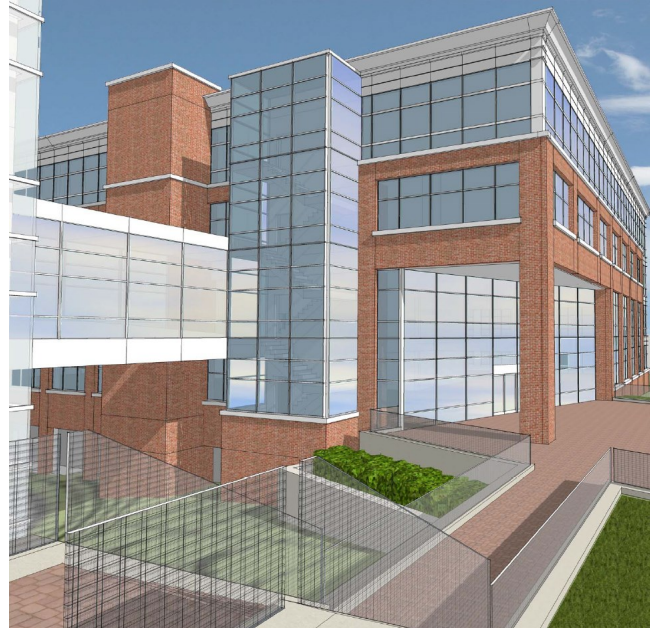
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## Property Description

- Address:** 395 Plantation Street,  
Worcester, MA
- Proposed Building:** ±98,670 square feet
- Status:** Schematic Design Complete
- Parking:** Four (4) spaces per 1,000/RSF
- Zoning:** ML-0.5 – Mixed Use Overlay District
- Utilities:** Municipal water and sewer, natural gas,  
electric and fiber



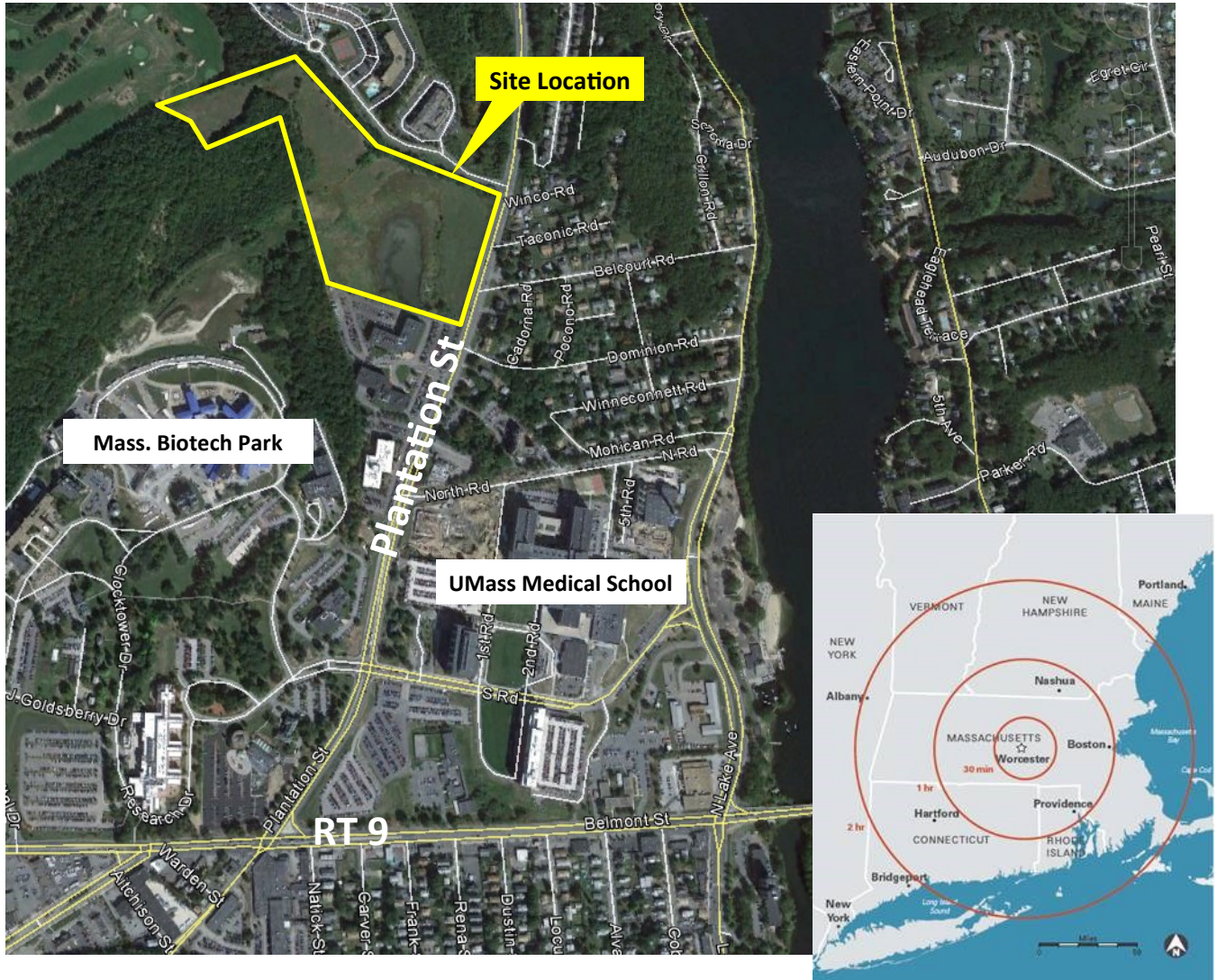
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## Location



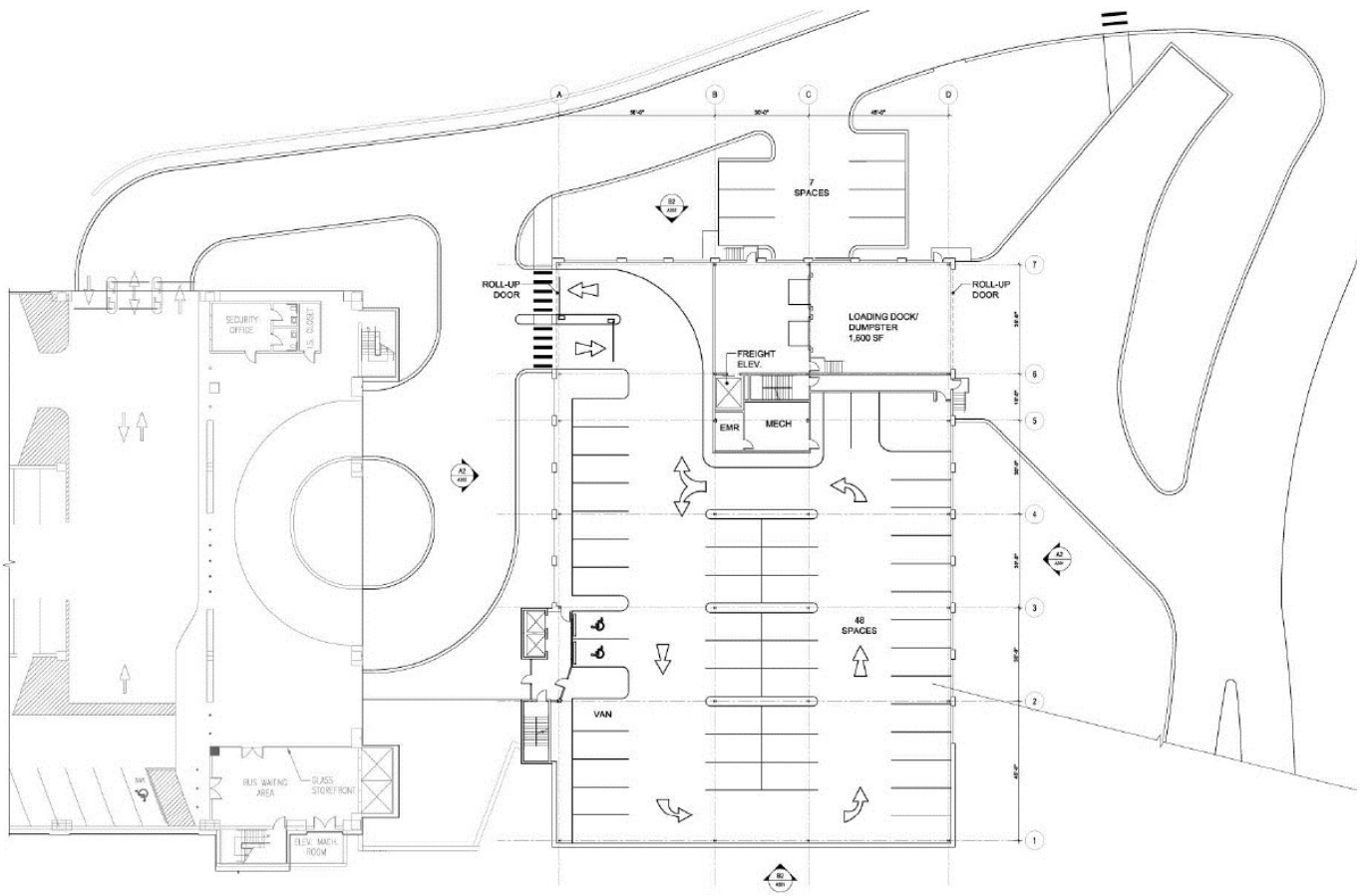
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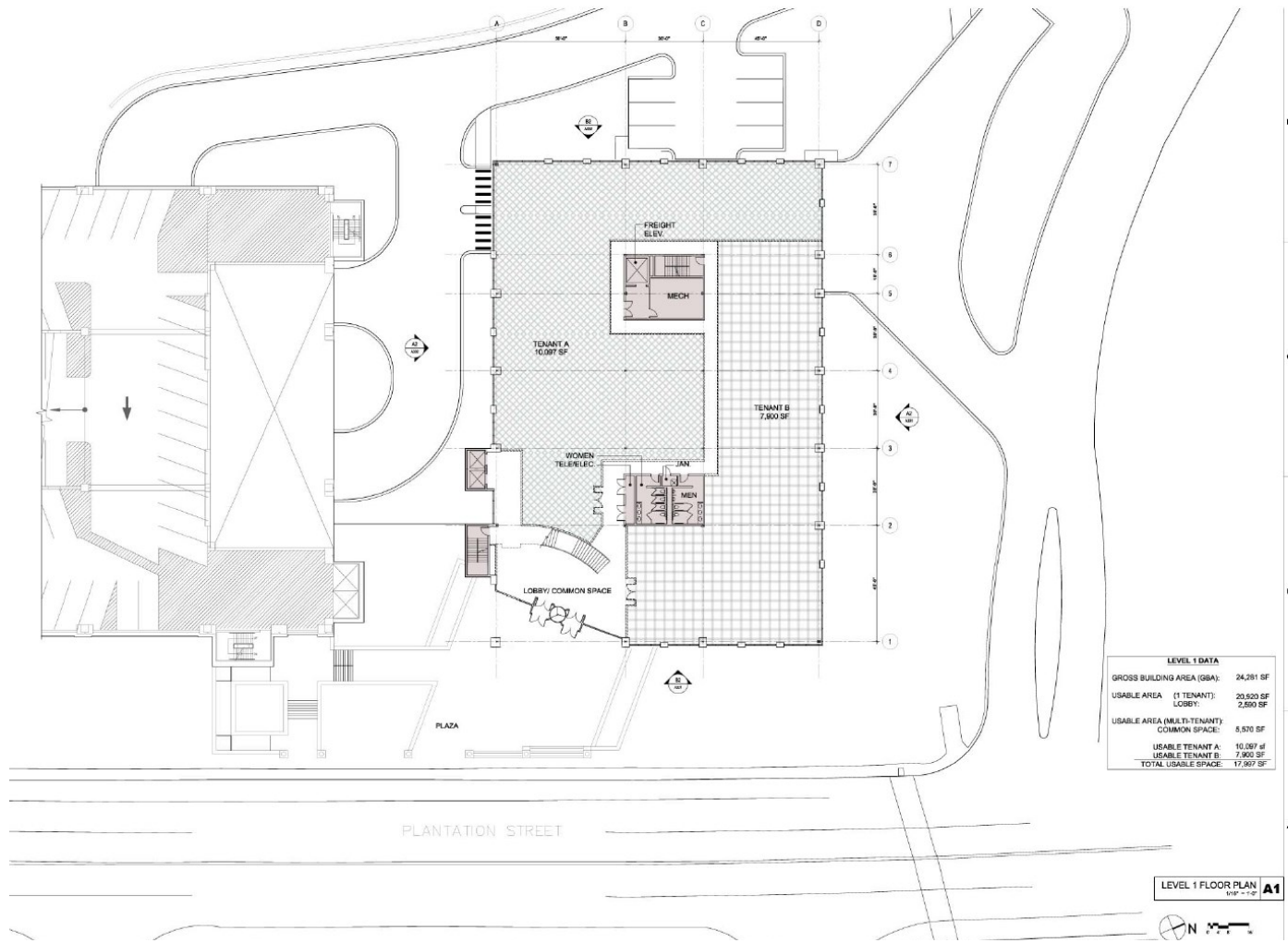
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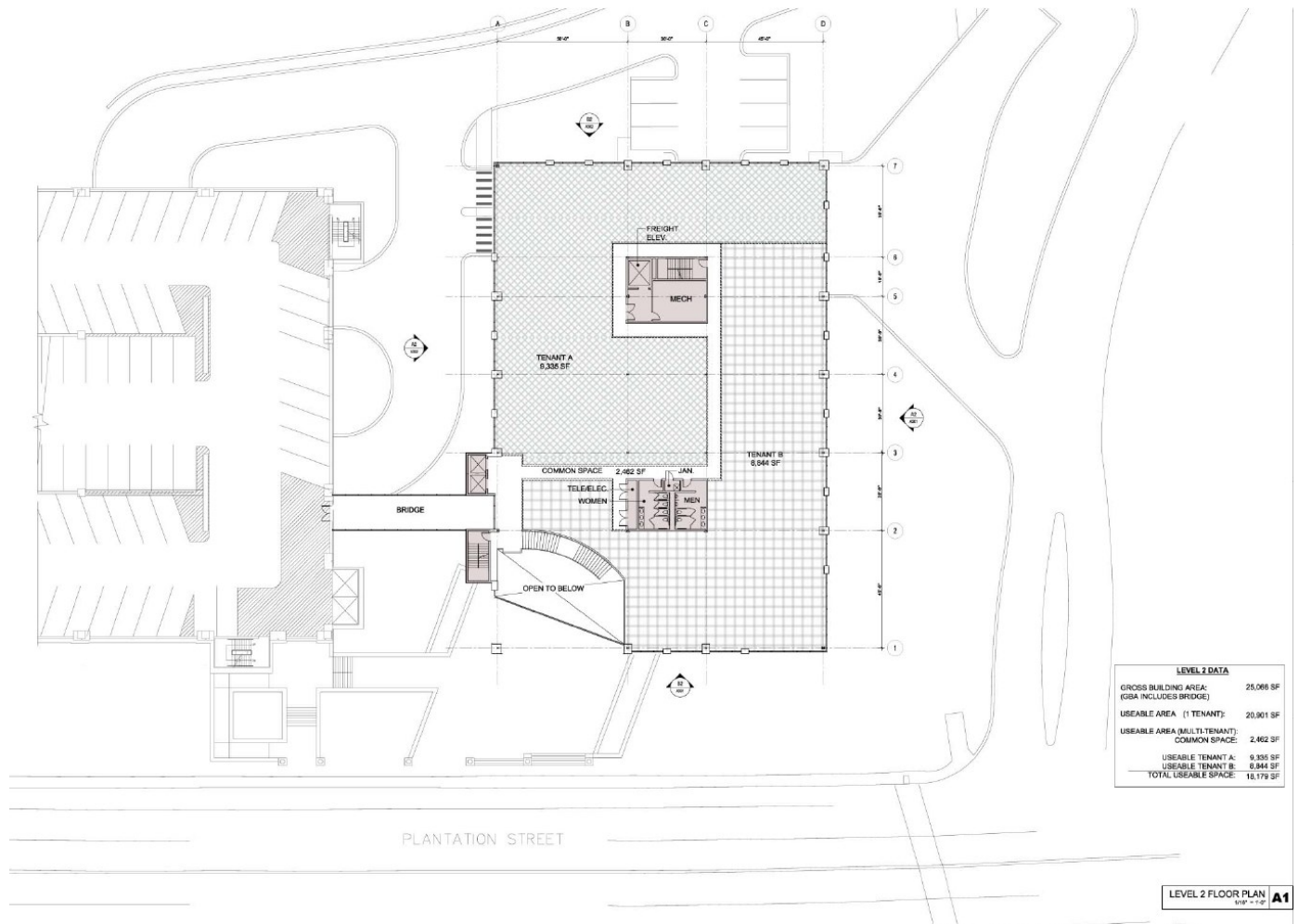
## Floor Plan: Garage



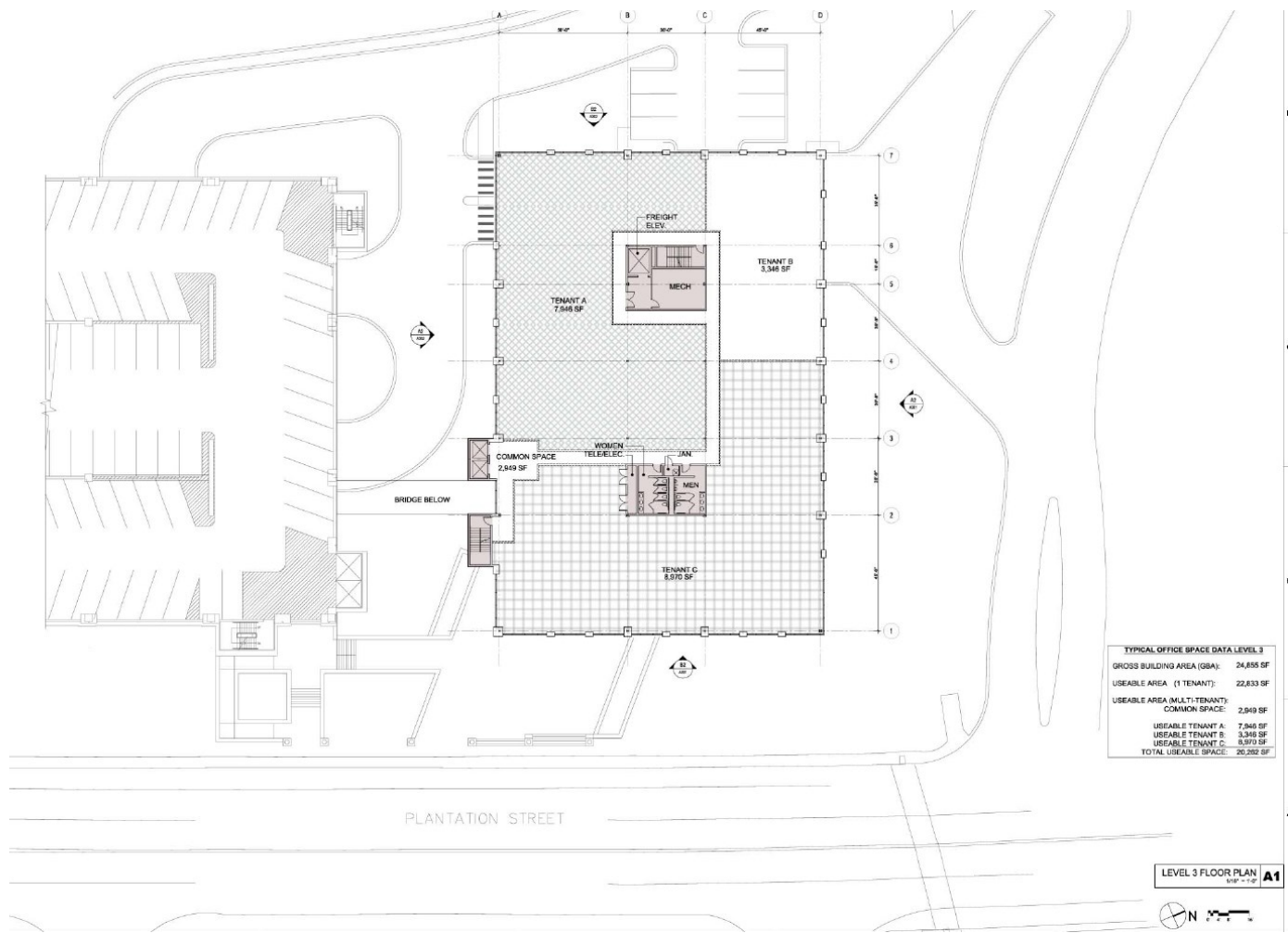
## Floor Plan: Level 1



## Floor Plan: Level 2



### Floor Plan: Level 3



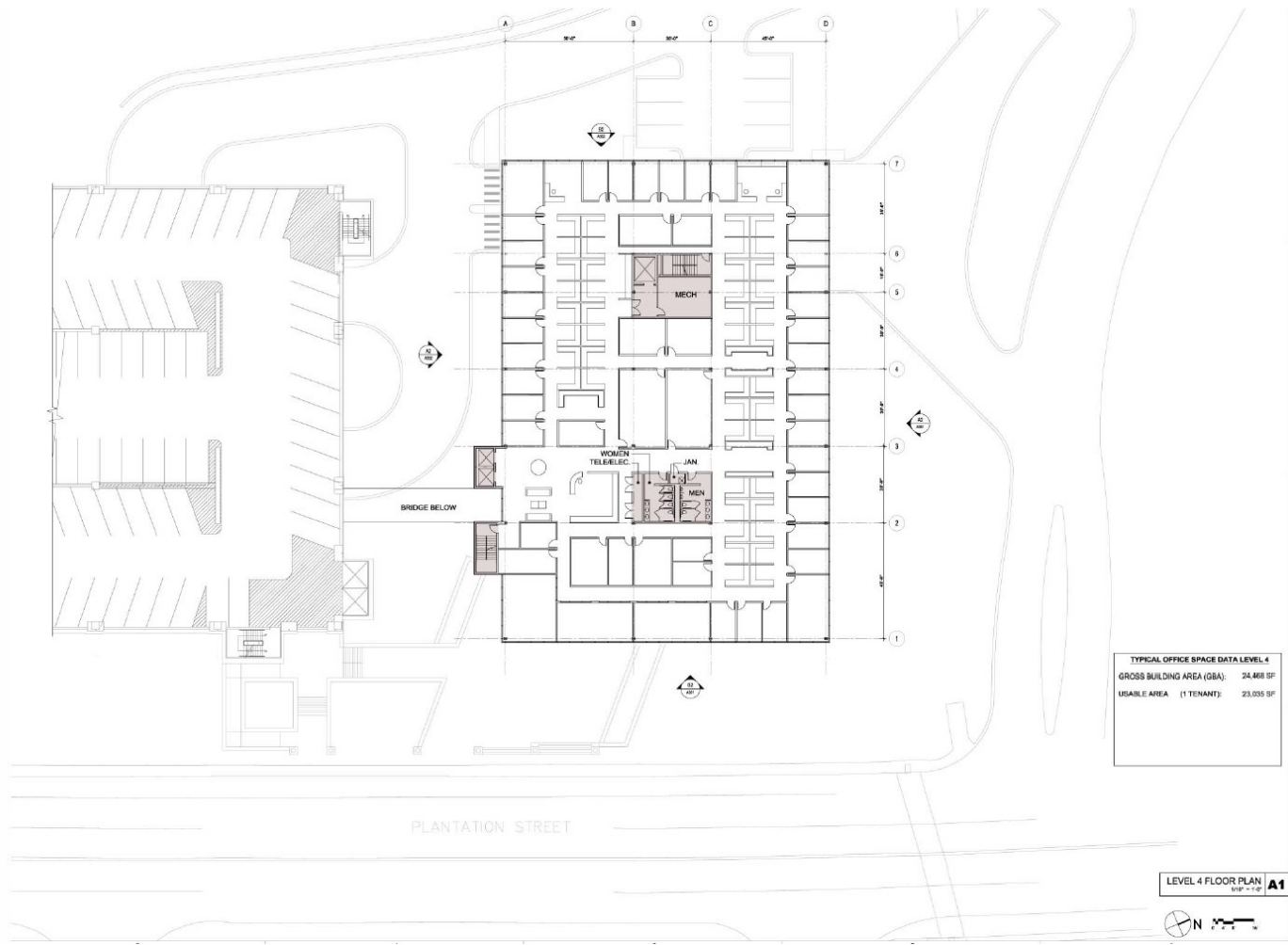
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## Floor Plan: Level 4



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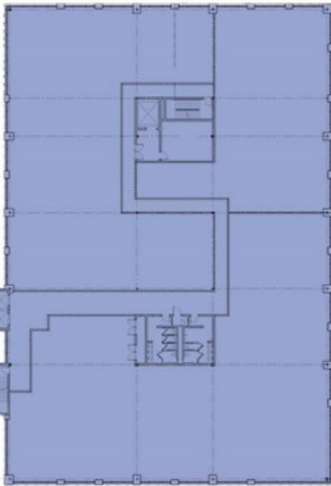
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## Gross Available Space

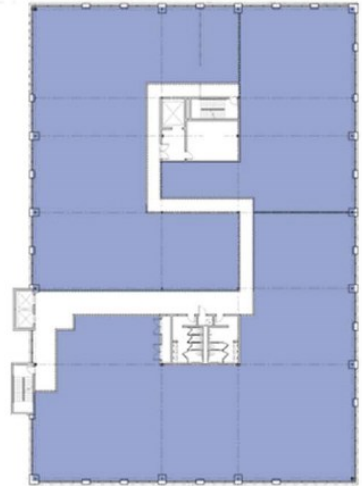
	GROSS BUILDING AREA	MAXIMUM USABLE AREA (Single Tenant)	MAXIMUM USABLE AREA (Multiple Tenant)
Level 4	±24,468 SF	±23,035 SF	±20,464 SF
Level 3	±24,855 SF	±22,833 SF	±20,262 SF
Level 2	±25,066 SF	±20,901 SF	±18,179 SF
Level 1	±24,281 SF	±20,920 SF	±17,997 SF
<b>TOTAL</b>	<b>±98,670 SF</b>	<b>±87,689 SF</b>	<b>±76,997 SF</b>
Parking Provided	55 (48 inside, 7 outside)		



GROSS BUILDING AREA



USABLE AREA - SINGLE TENANT



USABLE AREA - MULTIPLE TENANTS

## FACTS & FIGURES:

### Support Infrastructure

- A smooth, expedited permitting process, estimated to be ninety days on average in Worcester, as opposed to three years in Boston and Cambridge
- Worcester is an Economic Development Incentive Program "Economic Target Area (ETA)" with State tax incentives, 5% investment tax credit for equipment, municipal tax incentives
- The Massachusetts Opportunity Relocation and Expansion (MORE) Jobs Program
- \$1B Massachusetts Life Science Initiative: various funding opportunities
- Clinical trial/FDA support through professionals at University of Massachusetts Medical Center and other area hospitals

### People

- Worcester is home to a highly-educated workforce of professionals in science, technology, and management with 25% lower salary expectations than Boston/Cambridge
- World-class faculty researchers with valuable intellectual property.
- Craig C. Mello – Winner of the 2006 Nobel Prize in Physiology or Medicine conducts his award-winning research in Worcester
- Rich pool of highly educated research assistants and lab technicians to help accelerate ideas and innovations
- Continuum of training in Worcester: WPI

partnership with K-12 programs, Massachusetts Academy of Mathematics and Science at WPI, new Worcester Technical High School (entire Academy focused on life sciences), vibrant community colleges, world-class colleges and universities

- Affordable, superior quality of life; lower housing costs, etc.
- 20 cultural attractions in close proximity: Hanover Theatre, Worcester Art Museum, Mechanics Hall, DCU Center, etc.

### Location

- Commute west in morning; east in afternoon. 10 minutes from Rt. 495
- Highly accessible airports:
  - Worcester Airport: General/corporate aviation
  - TF Green International (Providence) 40 minutes away
  - Bradley International (Hartford/Springfield) 60 minutes away
  - Logan International (Boston) 50 minutes away
  - Manchester Regional (Manchester) 80 minutes away
- Union Station in Worcester was completely refurbished and restored – service to/from Boston increased (10 trains daily, with significant expansion on the horizon)
- New York City - 3 hours away (by car)

## FACTS & FIGURES:

### Central Massachusetts



Central Massachusetts has been identified as one of the few areas in the United States with the resources to emerge as a bio/life sciences industry leader, according to Milken Institute Research Report. Massachusetts continues to make major investments in Central Massachusetts as a life sciences and bioengineering center. Recent investments include:

- UMass Medical School (1980)
- Worcester Biotech Park (1990)
- Gateway Park (2005)
- Bristol-Myers Squibb (2006)
- BMC - Bio-manufacturing Initiative (2006)
- \$1B Life Sciences Initiative (2007)

In the past five years, more than twenty biotech companies, including fourteen that were based in Cambridge, have moved towards Central Massachusetts.

The development of Central Massachusetts is a natural progression of the many colleges and medical facilities based in the area. The Greater Worcester area is home to:

- 13 Colleges, with combined enrollment of more than 35,000 students
- UMass Medical School
- Massachusetts College of Pharmacy and Health Services
- Tufts University Cummings School of Veterinary Medicine
- UMass Memorial Hospital