



FOR LEASE

ONE CHESTNUT PLACE

10 CHESTNUT 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: 183,254 SF

Available SF: 9,029 - 13,183 SF

Lot Size:

Lease Rate: \$22.00 SF/yr (MG)

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to be the exclusive leasing agent for One Chestnut Place in downtown Worcester. Located just off Main Street in downtown Worcester, this beautiful property is a perfect fit for a variety of professional office uses. One Chestnut Place is a ±183,254 SF Class A office building situated in the heart of Worcester’s Central Business District and is within walking distance to the Worcester District Courthouse, DCU Center, Worcester City Hall, as well as various banks and restaurants. Site amenities include four (4) high-speed elevators, a recently renovated outdoor patio courtyard, and Chestnut’s Café located off the lobby. The building provides underground parking for tenants, making One Chestnut Place one of the most desirable locations in Worcester. One Chestnut Place is now offering space of ±9,029 available May 2021, and ±13,183 SF available today for lease. If you would like to schedule a tour, please give us a call today!

SPACES	LEASE RATE	SPACE SIZE
Suite 600	\$22.00 SF/yr	9,029 SF
Suite 1010	\$22.00 SF/yr	13,183 SF



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

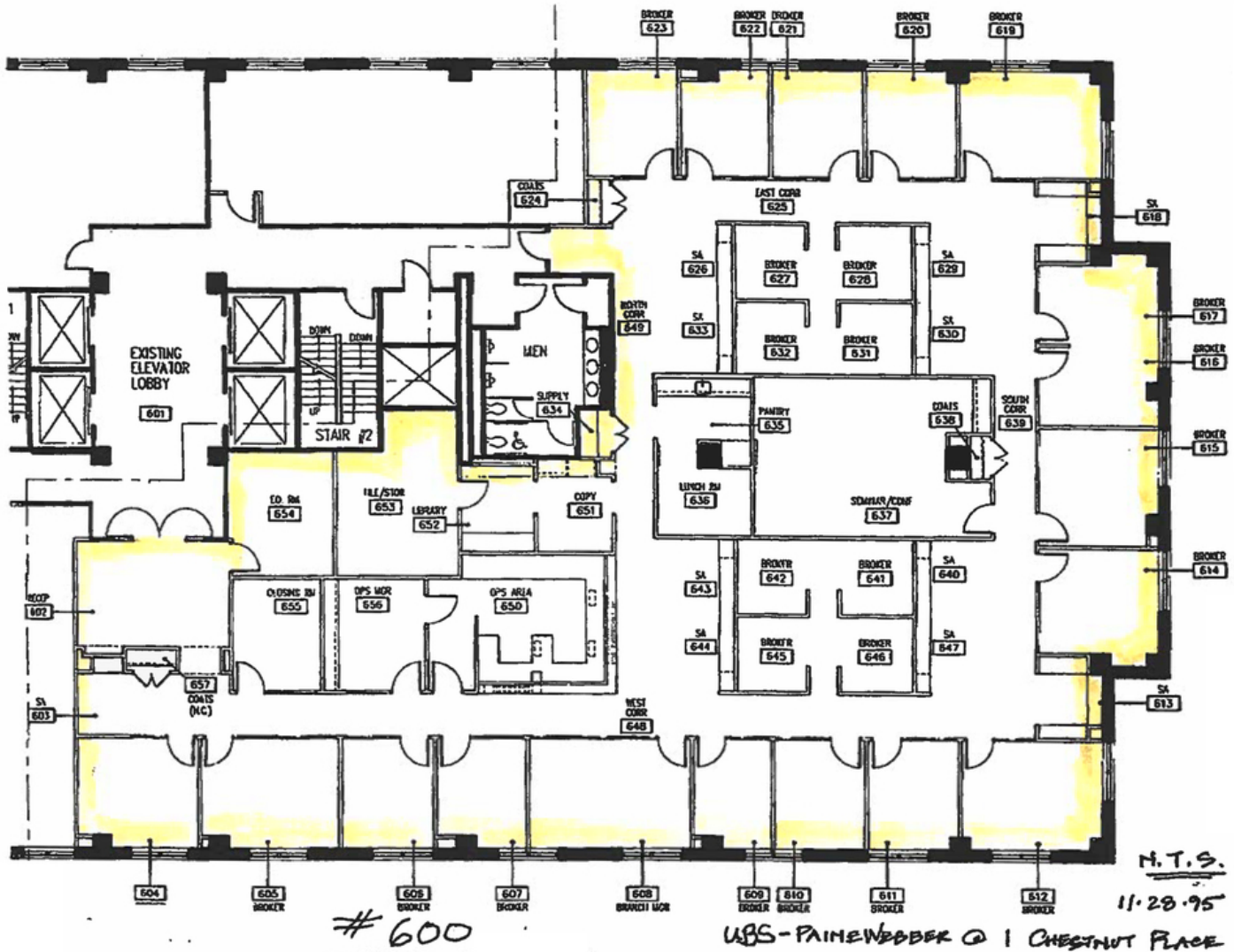
JAMES UMPHREY

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

6TH FLOOR



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

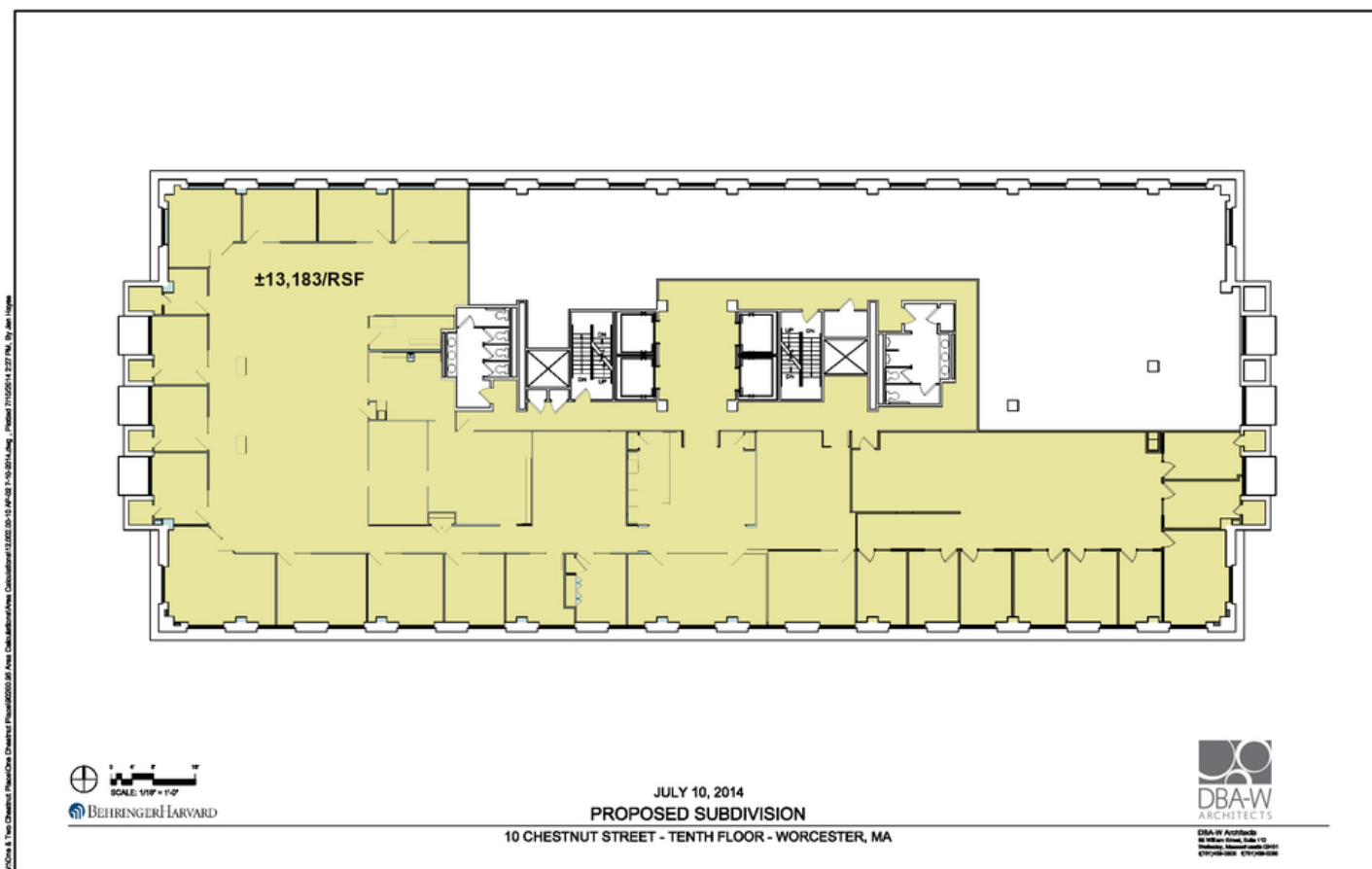
Vice President

johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112

10TH FLOOR



Tenth Floor



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 | ONE CHESTNUT PLACE

INTERIOR 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.

FOR LEASE | ONE CHESTNUT PLACE

INTERIOR 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 MAPS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	29,782	168,922	276,788
Median age	29.6	33.5	35.4
Median age (Male)	27.6	32.4	34.2
Median age (Female)	31.3	34.7	36.6
Total households	11,627	64,938	107,650
Total persons per HH	2.6	2.6	2.6
Average HH income	\$38,935	\$54,874	\$63,403
Average house value	\$280,253	\$281,943	\$282,195



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