

2010

Properties Within the Central Business District

CLASS "A" OFFICE SPACE

Property Address	Building Name	Floors in Building	Total Office Space (Sq. ft.)	Office Space Vacant (Sq. ft.)	Rental Rate (per Sq. Ft.)	Lease Type	Parking Information	General Comments	Contact	Company	Phone
100 Front Street	Worcester Office Tower	20	280,000	42,847	\$20.00	Full Service Gross	Parking included, 3 spaces/1,000sf	Adjacent to planned Umum building. Can accommodate tenants from 500 sq.ft - 30,000+ sq.ft	Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
446 Main Street	Sovereign Tower	24	244,000	50,979	\$19.50		2 spaces/1,000sf, on-site	Amenities include food service.	Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
370 Main Street	Guaranty Building	12	193,932	9,853	\$19.00	Full Service Gross	Parking included, 3 spaces/1,000sf	Space available on 8th and 9th floors	Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
10 Chestnut Street	One Chestnut Place	11	183,255	0	\$24.00	Net - \$1.50 per sq.ft, tenant electric	2 spaces/1,000sf, on-site, 295 spaces		Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
120 Front Street	Flagship Bank Building	9	174,000	33,933	\$20.00	Full Service Gross	Parking included, 3 spaces/1,000sf		Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
43 Harvard Street	Cutler	1	89,000	0	n/a	n/a	n/a		Cheryl Maxwell	Cutler Real Estate Management Corporation	(508)792-1111 x101
9 Waldo Street**	One Exchange Place	5	53,000	0	Negotiable	n/a	Negotiable		Marla Maykel		(508)799-4800
300-310 Main Street	Day Building	5	52,385	2,200	Negotiable	n/a	Parking next door		Cheryl Maxwell	Cutler Real Estate Management Corporation	(508)792-1111 x101
389 Main Street	Grant Building (10 Mechanic St)	3	50,000	12,998	\$17.00		2 spaces/1,000sf	Direct access to underground garage along with offsite parking.	Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
144-148 Main Street	Armsby Building	5	21,775	7,660	\$22.00	Gross plus electric for office	45 surface spaces available: 2.3 spaces/1,000 sf	Complete recent renovation. Contiguous space can be subdivided.	Andy Levy	Israel FLP	(508)853-2414
35-37 Harvard Street	Harvard Place	3	19,800	1,780	\$12.00	n/a	50 on-site spaces available			Thirty-Five Harvard Realty	(508)877-6600

CLASS "B" OFFICE SPACE

Property Address	Building Name	Floors in Building	Total Office Space (Sq. ft.)	Office Space Vacant (Sq. ft.)	Rental Rate (per Sq. Ft.)	Lease Type	Parking Information	General Comments	Contact	Company	Phone
340 Main Street	Commerce Building	9	250,000	97,163	\$16-20 street level, \$11-15 upper floors	Full Service Gross	Parking not included, 1.4 spaces/1,000sf	Ongoing renovations, landlord will build each suite to tenant specifications	Kathryn E. Krock	Commerce Associates	(508)791-9258
390 Main Street	Slater Building	10	125,000	34,124	\$11-15	Full Service Gross	Parking not included		Kathryn E. Krock	Commerce Associates	(508)791-9258
57 Union Street		5	115,358	115,358	Negotiable	n/a	Corner lot		Brendan Callahan	James Lang LaSalle	(617)316-6402
85 Prescott Street		4	100,000	5,600	n/a	n/a	Ample parking		Peter Kovago	Glickman Kovago & Company	(508)847-6844
2 Washington Square	Union Station	2	90,000	1,650	Negotiable	n/a	500 space parking garage		Peter Kovago	Glickman Kovago & Company	(508)847-6844
542 Main Street	Dexter Building	5	85,000	5,000	n/a	n/a	n/a		Pat Greenlaw	SBSB	(508)756-3513 x114
44 Front Street	Chase Building	7	77,000	5,215	\$14.50	Modified Gross	Parking not included	Building for sale	Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
16 Walnut Street	Unum	6	75,000	19,858	n/a	n/a	n/a	Building being marketed for sale		Unum	(774)437-6538
303-311 Main Street	Central Exchange Building	5	75,000	0	\$16-20 (street level)	Modified Gross	Parking negotiable.		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
321 Main Street	Mechanics Hall	4	66,392	500	\$6-11	Full Service Gross	Negotiable		Robert Kennedy	Mechanics Hall	(508)752-5608
332 Main Street	Central Building	8	65,000	32,360	\$16.00	n/a	Negotiable		Kathryn E. Krock	Commerce Associates	(508)791-9258
18 Chestnut Street	Unum (Main Building)	8	63,281	0	n/a	n/a	n/a	Building being marketed for sale		Unum	(774)437-6538
50 Front Street	Winsor Building (250 Commercial Street)	5	60,000	13,264	\$12.00	Full Service Gross	Parking not included		Jim Glickman	Glickman Kovago & Company	(508)753-9100 x222
24-42 Southbridge Street		5	50,000	30,000	\$14.00	Full Service Gross	Parking included, 3 spaces/1,000sf	Landlord will subdivide space to accommodate tenants of any size	Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
627 Main Street	Worcester Market Building	2	41,480	0	n/a	Full Service Gross			Matt Shwachman	First American Realty Inc.	(508)798-8844 x12
28-32 Franklin Street	Bay State Bank Building	5	40,000	2,750	\$15.00	Full Service Gross, sublet only	1-2 parking spaces		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
101 Pleasant Street		2	39,070	39,070	\$18.00	Full Service Gross	Parking included		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2

CLASS "B" (Continued)

Property Address	Building Name	Floors in Building	Total Office Space (Sq. ft.)	Office Space Vacant (Sq. ft.)	Rental Rate (per Sq. Ft.)	Lease Type	Parking Information	General Comments	Contact	Company	Phone
90 Madison Street	Madison Place	6	38,400	4,652	\$9-12	Triple Net & Full Service Gross	Parking included		Anna Ng	Szeto Landmark Realty	(508)798-2226
100 MLK Jr Blvd	100 Central St	5	38,000	12,000	n/a	n/a	Parking included		Matt Shwachman	First American Realty Inc.	(508)798-8844 x12
33 Waldo Street	Dwight Foster Building	5	35,000	3,200	\$16-20	Tenant pays lights & plugs	Included - 3 spaces per 1,000 sf		J. Robert Seder		(508)757-7721
339 Main Street	Burnside Building	5	35,000	0	n/a	n/a	Free surface spaces.		J. Robert Seder		(508)757-7721
22 Elm Street	Two Chestnut Place	4	34,844	7,465	\$16.50		Underground parking	Amenities - concierge service, on-site restaurant, free visitor parking	Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
365 Main Street		3	32,896	12,366	\$11-15	n/a	Parking not included		Kathryn E. Krock	Commerce Associates	(508)791-9258
25 Union Street	Union Place	5	24,751	0	n/a	n/a	300 on-site spaces		Dominick Paodino		(508)922-9619
2 Foster Street		3	24,000	600	\$11-15	Full Service Gross	Negotiable			K & L Realty LLC	(508)792-0288
418 Main Street		5	23,545	6,600	n/a	n/a	n/a			Panadorou Properties	(508)789-7470
22 Front Street		3	18,500	17,000	\$8-11	Full Service Gross	Off-site parking included		Dean Marcus	Dean Marcus Real Estate	(508)755-7955
38 Front Street	Landmark Building	6	18,100	0	Negotiable	n/a	Parking not included		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
316 Main Street	Worcester Five Cent Savings Bank Building	6	17,000	1,500	\$11-15	Negotiable		Building for sale - \$2 million	Daniel Coletti	Daniel Coletti	(508)755-4884
10-12 Harvard Street		3	15,860	6,110	\$15.00	Modified Gross	Included, 49 Surface spaces available (3.09 space/1,000sf).		Jim Glickman	Glickman Kovago & Company	(508)753-9100 x222
426 Main Street (1-7 Pleasant Street)		5	15,000	3,040	\$16.00	Modified Gross	Negotiable			426 Main Street Realty, LLC	(508)847-6844
240 Main Street		4	12,000	12,000	\$16.00	Negotiable depending on tenant	28 surface spaces		Kathryn E. Krock	Commerce Associates	(508)791-9258
8-16 Austin Street	Thomas Barrett	3	10,000	2,000	\$11-15	Full Service Gross	Negotiable		James Soffan	Federal Square Properties	(508)799-4977

CLASS "B" (Continued)

Property Address	Building Name	Floors in Building	Total Office Space (Sq. ft.)	Office Space Vacant (Sq. ft.)	Rental Rate (per Sq. Ft.)	Lease Type	Parking Information	General Comments	Contact	Company	Phone
588-592 Main Street	Colton	5	6,000	2,000	\$14.00	Full Service Gross, includes electric	Parking included, 3 spaces/1,000sf	Available space at street level and could accommodate retail	Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
1 Dix Street		3	5,800	250	\$17.00	Everything included except electric	Free surface spaces.		Jim Glickman	Glickman Kovago & Company	(508)753-9100 x222
78 Pleasant Street		3	4,500	0	Negotiable	n/a	Off street parking available		Bill Randell	Advanced Services	(508)798-0887
531-545 Main Street		5	2,000	0	Negotiable	n/a	Negotiable	Ownership-Condo	Brian Carroll	F.R.C. Realty Corporation	(508)756-3513
4 Dix Street	Goulding House	2	2,500	0	n/a	n/a	On-site and on-street		Roy A. Bourgeois	Bourgeois, Dresser, White & Beard LLC	(508)798-8801
37 Mechanic Street	Mid-State Building	2	2,000	0	\$6-10 street level, \$11-15 upper floors	Triple Net	Parking not included.		Debbie May	Mid State Building	(508)791-5566 x724

CLASS "C" OFFICE SPACE

Property Address	Building Name	Floors in Building	Total Office Space (Sq. ft.)	Office Space Vacant (Sq. ft.)	Rental Rate (per Sq. Ft.)	Lease Type	Parking Information	General Comments	Contact	Company	Phone
484 Main Street	Denholm Building	6	150,000	6,000	owner-occupied	n/a	1 space/1,000sf		Peter Kovago	Glickman Kovago & Company	(508)847-6844
20 Franklin Street	Telegram & Gazette	4	137,000	0	n/a	n/a	n/a			Telegram & Gazette	(508)793-9483
44-50 Portland Street	Printers Building	7	87,000	3,000	\$10.50	Modified Gross	Parking not included.		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
95-99 Prescott Street		3	44,000	4,700	\$7-12	Triple Net	Ample parking, included	Development options exist for Class A office use	Steve Daly	Property Alternatives	(508)799-2527
409 Main Street		4	40,000	0	Negotiable	n/a	Parking as needed		Jeff Shack	Howe Trust	(508)753-8188
10-20 Front Street		5	27,000	27,000	\$9.50-11	Full Service Gross	50 spaces for tenant		Dean Marcus	Dean Marcus Real Estate	(508)755-7955
11 Pleasant Street	Old Fellows Hall	5	25,000	0	n/a	n/a	Negotiable			Panadorou Properties	(508)789-7470
204 Main Street		4	24,940	3,000	n/a	n/a	.83 spaces/1,000sf				(508)755-5506
379 Main Street		5	24,000	21,000	\$6-10	TBD	No parking	Building for sale	Dean Marcus	Dean Marcus Real Estate	(508)755-7955
415 Main Street		4	24,000	0	n/a	n/a	n/a			M & I Realty, Inc	(508)459-4295
180 Main Street		5	22,500	0	n/a	n/a		Being renovated for Worcester County DA office		184 Main Street Associates	
17-25 Pleasant Street		3	21,000	7,000	\$15.00	Modified Gross	Parking not included.		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
421-427 Main Street	Harrington Center	4	18,100	13,600	n/a	n/a		Currently being renovated	Rob		(508)-735-5805
16 Norwich Street		6	10,478	0	Negotiable	n/a	n/a			A-Z Realty LLC	(508)868-9158
51 Harvard Street		3	10,000	0	\$21-25	Triple Net	Parking included, 15 spaces	Recent \$500,000 renovation	Karin Branscombe	Whitcomb Hall LLC	(508)755-6210
29 Pleasant Street		4	9,154	0	n/a	n/a	n/a	Owner occupied.	George Ellis	Ellis Law Offices	(508)757-7451

CLASS "C" (Continued)

Property Address	Building Name	Floors in Building	Total Office Space (Sq. ft.)	Office Space Vacant (Sq. ft.)	Rental Rate (per Sq. Ft.)	Lease Type	Parking Information	General Comments	Contact	Company	Phone
371-377 Main Street		3	8,000	8,000	\$5-10	Negotiable	Parking not included	Building for sale	Dean Marcus	Dean Marcus Real Estate	(508)755-7955
279-289 Main Street		2	8,000	1,800	\$10.00	n/a	70 spaces, not included		John Fisher	285 Inc	(508)791-8585
23 Harvard Street		3	6,248	0	n/a	n/a	On-site parking available.	Owner occupied.	Thomas Donahue, Jr.	DRM LLC	508-757-7737
11 Harvard Street		2	6,027	0	n/a	n/a	7.74 spaces/1,000sf			Eleven Harvard Street LLC	(508)756-6206
14 Harvard Street		2	4,302	0	n/a	n/a	Free surface or covered spaces (5 spaces /1,000sf)			McGuire & McGuire	508-754-3291
124 Main Street		2	3,000	1,200	\$11-15	n/a	Negotiable				

*n/a = Information not available

** 2009 information