

2008 Office Occupancy Survey

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	FleetBoston Tower	20	265,134	57,086	\$16-20	Full Service Gross	3 spaces/1,000sf	\$20 Tenant Improvement Allowance typical for new leases	Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
446 Main Street	Worcester Plaza	24	244,000	27,980	\$20.00	n/a	2.72 spaces/1,000sf	Amenities include food service.	Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
10 Chestnut Street	One Chestnut Place	11	177,500	0	\$20.50	n/a	295 parking spaces on site		Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
120 Front Street	Flagship Bank Building	9	174,000	38,562	\$16-20	Full Service Gross	3 spaces/1,000sf	\$20 Tenant Improvement Allowance typical for new leases.	Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
20 Major Taylor Boulevard	Worcester Medical Center	6	156,497	0	\$27.00	n/a	On-site parking included	Medical and Retail Offices	Paul Strniste	St. Vincent Hospital LLC	(508)363-5053
50 Front Street	Winsor Building (250 Commercial Street)	5	60,000	7,140	\$12.00	Full Service Gross	Negotiable	Corner lot available	Jim Glickman	Glickman Kovago & Company	(508)753-9100 x222
306 Main Street	Day Building	5	55,400	0	Negotiable	Full Service Gross	n/a	Professionally managed.	Cheryl Maxwell	Cutler Real Estate Management Corporation	(508)792-1111 x101
9 Waldo Street	One Exchange Place	5	53,000	0	n/a	n/a	n/a		Marla Maykel		(508)799-4800
10 Mechanic Street	Grant Building	4	50,000	7,960	\$18.00	Full Service Gross	0.40 spaces/1,000sf	Direct access to underground garage along with offsite parking.	Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786 x5
28-32 Franklin Street	Bay State Bank Building	5	40,000	0	n/a	n/a	n/a		Joseph R. Reidy	Maurice F. Reidy & Company, Realtors	(508)756-2411 x2
43 Harvard Street	Cutler	1	21,700	0	n/a	Full Service Gross	On-site parking included	Professionally managed.	Cheryl Maxwell	Cutler Real Estate Management Corporation	(508)792-1111 x101
144-148 Main Street	Armsby Building	5	16,000	8,000	\$22.00	Triple Net/ Full Service Gross	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
41 Elm Street		3	10,000	0	n/a	n/a	n/a	Owner occupied			(508)791-7776 (508)459-8211

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
18 Chestnut Street	Unum	5	385,000	0	n/a	n/a	n/a	Owner Occupied		Unum	(508)929-6348
340 Main Street	Commerce Building	10	250,000	98,109	\$15.50	Full Service Gross	1.4 spaces/1,000sf	On-site management. On-going renovations.	Kathryn E. Krock	Commerce Associates	(508)791-9258
370 Main Street	Guaranty Building	12	193,932	16,597	Negotiable	Negotiable	3 spaces/1,000sf		Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
57 Union Street		6	158,400	0	n/a	n/a	n/a	Owner-occupied research and development center.		Charles River Laboratories	(508)890-0100
390 Main Street	Slater Building	10	125,000	28,533	\$15.50	n/a	Negotiable		Kathryn E. Krock	Commerce Associates	(508)791-9258
2 Washington Square	Union Station		90,000	8,000	\$21-25	Triple net	500 space parking garage recently opened.		Jim Glickman	Glickman Kovago & Company	(508)753-9100 x222
44-50 Portland Street	Printers Building	7	87,000	0	\$11-15	Net Electric	On-site parking available.		Joseph R. Reidy	Maurice F. Reidy & Company, Realtors	(508)756-2411 x2
542 Main Street	Dexter Building	5	85,000	0	n/a	n/a	n/a		Pat Greenlaw	FRC Realty Corporation	508-756-3513 x114
303-311 Main Street	Central Exchange Building	5	75,000	0	n/a	n/a	Parking negotiable.	Property manager on site.	Joseph R. Reidy	Maurice F. Reidy & Company, Realtors	(508)756-2411 x2
321 Main Street	Mechanics Hall	5	75,000	0	\$6-10	Triple net	Parking not included.		Robert Kennedy	Mechanics Hall	(508)752-5608
44 Front Street	Chase Building	8	67,618	2,962	\$15.00	Net Electric	Street Level Space.		Joseph R. Reidy	Maurice F. Reidy & Company, Realtors	(508)756-2411 x2
332 Main Street	Central Building	8	65,000	29,505	\$15.50	n/a	Negotiable		Kathryn E. Krock	Commerce Associates	(508)791-9258
21 Foster Street		5	50,000	0	n/a	n/a	n/a			Mass College of Pharmacy & Health Services	(617)732-2800
531-545 Main Street		5	50,000	0	n/a	n/a	n/a	Ownership-Condo			
40 Southbridge Street	Steven's Block	5	48,000	0	\$11-15	Full Service Gross	n/a		James Soffan	Federal Square Properties	(508)799-4977
627 Main Street	Worcester Market Building	2	45,634	0	n/a	Full Service Gross	n/a		Bob Cook	First American Realty Inc.	(508)798-8844 x12
100 MLK, Jr. Blvd		5 + lower level	40,000	12,730	\$28.00	Full Service Gross	350 surface spaces available. Adjacent to 980 space city garage.	Medical Office building. Some of available space is street level.	Bob Cook	First American Realty Inc.	(508)798-8844 x12
90 Madison Street	Madison Place	6	38,400	0	n/a	n/a	102 surface spots		William Thompson	Szeto Landmark Realty	(508)509-3442

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
20 Washington Square		4	37,000	0	\$26-30	n/a	On site parking included	Owner Occupied.	Paul Strniste	St. Vincent Hospital LLC	(508)363-5053
33 Waldo Street	Dwight Foster Building	5	35,000	0	n/a	Full Service Gross	70 free surface spaces available; ratio of 2.00/1,000 SF		Paul Matt	Kelleher & Sadowsky Associates, Inc.	(508)635-6781
339 Main Street	Burnside Building	5	35,000	0	\$20.00	Plus all utilities	Free surface spaces.		Peter Kovago	Glickman Kovago & Company	(508)753-9100 x223
22 Elm Street	Two Chestnut Place	4	34,844	8,920	\$15-17	n/a	Parking Negotiable.		Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
365 Main Street		3	32,896	12,366	\$16.00	n/a	100 surface spots available	3rd floor available.	Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
21 Norwich Street		5	32,250	0	n/a	n/a	Free covered spaces.			Mass College of Pharmacy & Health Services	(617)732-2800
316 Main Street	Worcester Five Cent Savings Bank Building	6	27,000	0	n/a	n/a	n/a		Joseph R. Reidy	Maurice F. Reidy & Company, Realtors	(508)756-2411 x2
19 Norwich Street	Norwich Place	5	25,000	0	\$11-15	n/a	n/a			Mass College of Pharmacy & Health Services	(617)732-2800
2 Foster Street	2 Foster Street	3	24,000	7,800	\$14.00	n/a	Corner lot available.		Joseph R. Reidy	Maurice F. Reidy & Company, Realtors	(508)756-2411 x2
51 Union Street		4	22,000	0	\$14.00	n/a	Negotiable.		Paul Matt	Kelleher & Sadowsky Associates, Inc.	(508)635-6781
120 Thomas Street	VNA Building	3	21,600	0	n/a	n/a	125 on-site parking spaces.	Owner occupied.	Paul Gigeure	VNA Care Network, Inc.	(508)756-7176 x6910
17-25 Pleasant Street		3	21,000	11,500	\$16.00	n/a	n/a	Retail or office space.	Joseph R. Reidy	Maurice F. Reidy & Company, Realtors	(508)756-2411 x2
40 Foster Street	Protocol Communications	2	20,000	6,600	\$16-20	Full Service Gross	n/a	Recently purchased by Mass College of Pharmacy & Health Sciences			
38 Front Street	Landmark Building	6	18,100	9,608	n/a	n/a	n/a	3 Condos for sale or lease. Units 2+5 \$550,000. Unit 3 \$275,000. Unit 4 \$275,500.	Joseph R. Reidy	Maurice F. Reidy & Company, Realtors	(508)756-2411 x2
418 Main Street		5	17,600	0	\$11-15	n/a	n/a		Christos Panagiotidis	Pandorou Properties	(774)696-7950
10-12 Harvard Street		3	15,860	9,910	\$11-15	Plus utilities	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	0	n/a	n/a	n/a		Perry Boudreau	The 426 Main Street Realty, LLC	(508)405-0105
240 Main Street		4	12,000	12,000	\$15.50	n/a	Negotiable.		Kathryn E. Krock	Commerce Associates	(508)791-9258

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
5 Pleasant Street		5	11,300	5,500	\$8.00	Gross/ Net electric	On street parking and parking garage nearby.		Stephen Petro	Equity Commercial Real Estate	(508)755-3336
101 Pleasant Street		2	10,202	0	n/a	n/a	35 spaces; 20 permit and 15 visitor.				(508)845-0800
11 Norwich Street		5	9,720	0	n/a	n/a	Parking not included.			Mass College of Pharmacy & Health Services	(617)732-2800
120 Main Street		3	9,597	0	n/a	n/a	n/a	First floor retail. Office Space located above.	Mohan Prashad		(508)770-1730
10-16 Austin Street	Thomas Barrett	3	9,000	2,600	\$11-15	Full Service Gross	n/a	Vacant office space is located on first floor of the building.	James Soffan	Federal Square Properties	(508)799-4977
590 Main Street	Colton	4	8,000	0	\$11-15	n/a	n/a		James Soffan	Federal Square Properties	(508)799-4977
600 Main Street		24	8,000	0	\$15.00	Triple net	Parking included but not on-site.		Joyce O'Connor	Joyce O'Connor Real Estate	(508)865-1188
1 Dix Street		3	5,800	0	Negotiable	Included except electric	On-site parking included (2 spaces/1,000sf)		Jim Glickman	Glickman Kovago & Company	(508)753-9100 x222
78 Pleasant Street		3	4,500	0	n/a	n/a	Off street parking available		Bill Randell	Advanced Services	(508)798-0887
37 Mechanic Street	Mid-State Building	2	4,000	0	\$6-10	Triple Net	Parking not included.	First floor retail, second floor office space.	Debbie May	Mid State Building	(508)791-5566 x724
4 Dix Street	Goulding House	2	2,500	0	\$11-15	Full Service Gross	On-site and on-street.		Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785

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	200,000	32,773	\$10.00	Full Service Gross	1 space/1,000sf	4 condos for sale.	Peter Kovago	Glickman Kovago & Company	(508)753-9100 x223
20 Franklin Street	Telegram & Gazette	4	137,000	0	n/a	n/a	n/a		Jim Denman	Telegram & Gazette	(508)791-9258
15 Belmont Street	Morgan Building	4	100,000	0	n/a	n/a	n/a	Parts of space are owner occupied.	Jack Bergan	Morgan Construction Company	(508)849-6339
19 Foster Street		8	75,808	0	n/a	n/a	n/a			Mass College of Pharmacy & Health Services	(617)732-2800
50 Franklin Street	Bancroft Commons	10	75,000	11,000	n/a	n/a	n/a	Floors 4-10 are residential.	Michael Carpino	Mayo Group	(508)423-0800
409 Main Street		4	40,000	0	n/a	n/a	n/a	Property manger on site.	Jeff Shack	Howe Trust	(508)753-8188
379 Main Street		5	30,000	21,000	\$10.00	Tenant Electric	n/a	Building for sale.	Dean Marcus	Dean Marcus Real Estate	(508)755-7955
180 Main Street		5	26,568	0	\$14.00	n/a	n/a	Building for sale.			
10-30 Front Street		5	27,000	6,850	\$11.00	Negotiable	n/a		Dean Marcus	Dean Marcus Real Estate	(508)755-7955
204 Main Street		4	26,544	3,000	\$11-15	Triple Net	.83 spaces/1,000sf		Jim Glickman	Glickman Kovago & Company	(508)753-9100
34-38 Mechanic Street		2	25,584	0	n/a	n/a	Free surface spaces			Mass College of Pharmacy & Health Services	(617)732-2800
11 Pleasant Street	Old Fellows Hall	5	25,000	0	n/a	n/a	n/a		Vaios Theodorakos	Metro West Real Estate Development	(508)820-4691
415 Main Street		4	24,000	0	n/a	n/a	n/a				
8 Portland Street		5	17,500	0	n/a	n/a	Parking not included in lease.		Bob Salmons		(617)423-0800
421-427 Main Street	Harrington Center	4	15,489	10,900	\$8.00	Negotiable	Parking available on street or in 2 nearby parking garages				
35 Harvard Street		2	14,704	9,600	\$12.00	n/a	Parking on site, 55 spaces available			Glickman Kovago & Company	(508)753-9100 x225
371-377 Main Street		3	13,500	13,000	\$10.00	Full Service Gross or Negotiable	n/a		Dean Marcus	Dean Marcus Real Estate	(508)755-7955
56 Franklin Street	The Bancroft Building	4	12,289	12,289	\$12-13	Gross Lease	Parking not including in lease.			Glickman Kovago & Company	(508)753-9100

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
16 Norwich Street		6	10,478	0	\$10.00	Triple Net	Parking not included in lease.		Mike Madaus	A-Z Realty LLC	(508)868-9158
29 Pleasant Street		4	9,154	0	n/a	n/a	n/a	Owner occupied.	George Ellis	Ellis Law Offices	(508)757-7451
51 Harvard Street		2	8,767	0	n/a	n/a	2.28 spaces/1,000sf			Whitcomb Hall LLC	(508)798-8679
279-289 Main Street		2	8,000	1,800	\$10.00	n/a	n/a		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.	Donahue & Associates	(508)757-7737
11 Harvard Street		2	6,027	0	n/a	n/a	7.74 spaces/1,000sf		David Kneeland	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)		Paul Matt	Kelleher & Sadowsky Associates, Inc.	(508)635-6781
28 Mechanic Street		3	4,224	0	n/a	n/a	Parking not included in lease.			Mass College of Pharmacy & Health Services	(617)732-2800
414 Main Street		4	2,200	0	n/a	n/a	Parking not included in lease.		George Photakis	Owl Tobacco Shop	(508)753-0423

*n/a = Information not available