

## 2009 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	Worcester Office Tower	20	280,000	47,033	\$19.50	Full Service Gross	3 spaces/1,000sf	Abuts proposed development between Berekeley Investments and Unum Group	Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
446 Main Street	Sovereign Tower	24	244,000	19,300	\$19.50	Net of Electric	2 spaces/1,000sf	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	3 spaces/1,000sf		Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
10 Chestnut Street	One Chestnut Place	11	183,255	0	\$24.00	Net of Electric	295 parking spaces on site		Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
120 Front Street	Flagship Bank Building	9	174,000	32,387	\$19.50	Full Service Gross	3 spaces/1,000sf	Abuts proposed development between Berekeley Investments and Unum Group	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
50 Front Street	Winsor Building (250 Commercial Street)	5	60,000	12,340	\$12.00	n/a	Negotiable		Jim Glickman	Glickman Kovago & Company	(508)753-9100 x222
9 Waldo Street	One Exchange Place	5	53,000	0	Negotiable	n/a	Negotiable		Marla Maykel		(508)799-4800
306 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
28-32 Franklin Street	Bay State Bank Building	5	40,000	2,500	\$15.00	Negotiable	Parking not included		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
35-37 Harvard Street	Harvard Place	2	22,000	3,440	\$12.00	n/a	50 on-site spaces available		David Brasington	Glickman Kovago & Company	(508)753-9100 x225
144-148 Main Street	Armsby Building	5	20,000	8,000	\$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

**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 (Main Building)	8	332,000	72,000	n/a	n/a	n/a	Will be marketed for sale at end of 2009		Unum	(774)437-4441
340 Main Street	Commerce Building	10	250,000	97,163	\$16.00	n/a	1.4 spaces/1,000sf		Kathryn E. Krock	Commerce Associates	(508)791-9258
390 Main Street	Slater Building	10	125,000	34,124	\$16.00	n/a	Negotiable		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	12,000	n/a	n/a	Ample parking		Peter Kovago	Glickman Kovago & Company	(508)753-9100x223
2 Washington Square	Union Station	2	90,000	8,000	Negotiable	n/a	500 space parking garage		Jim Glickman	Glickman Kovago & Company	(508)753-9100 x222
44-50 Portland Street	Printers Building	7	87,000	1,600	\$11-15	Modified Gross	Parking not included.		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
542 Main Street	Dexter Building	5	85,000	0	Negotiable	n/a	n/a		Pat Greenlaw	SBSB	(508)756-3513 x114
16 Walnut Street	Harrington Building	6	75,000	16,000	n/a	n/a	n/a			Unum	(774)437-4441
303-311 Main Street	Central Exchange Building	5	75,000	2,700	\$16-20 (street level)	Modified Gross	Parking negotiable.		Joseph R. Reidy	Maurice F. Reidy & Company	(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
507 Main Street		11	71,500	0	\$15.00	Full Service Gross	12 surface spaces		Matt Mayrand	Kelleher & Sadowsky Associates, Inc.	(508)635-6795
44 Front Street	Chase Building	8	67,618	5,744	\$16-20	n/a	Street level space		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
332 Main Street	Central Building	8	65,000	30,100	\$16.00	n/a	Negotiable		Kathryn E. Krock	Commerce Associates	(508)791-9258
10 Mechanic Street	Grant Building (389 Main St)	4	55,545	12,400	\$17.00	Net of Electric	2 spaces/1,000sf	Direct access to underground garage along with offsite parking.	Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786
24-42 Southbridge Street	Steven's Building	5	50,000	35,000	\$14.00	Full Service Gross	100 spaces		Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
531-545 Main Street		5	50,000	0	Negotiable	n/a	Negotiable	Ownership-Condo	Brian Carroll	F.R.C. Realty Corporation	(508)756-3513
627 Main Street	Worcester Market Building	2	45,634	0	n/a	Full Service Gross	Parking included		Matt Shwachman	First American Realty Inc.	(508)798-8844
22 Elm Street	Two Chestnut Place	4	44,000	7,395	\$16.00	Full Service Gross	1 space/1,000sf		Donald Mancini	Kelleher & Sadowsky Associates, Inc.	(508)635-6786

**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	0	\$12.00	n/a	102 surface spots		William Thompson	Donahue, Rauscher & McGrail, P.C	(508)757-7737
100 MLK Jr Blvd	100 Central St	6	38,000	8,050	n/a	Full Service Gross	Parking included as needed		Matt Shwachman	First American Realty Inc.	(508)798-8844
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
365 Main Street		3	32,896	12,366	\$16.00	n/a	100 surface spots available		Kathryn E. Krock	Commerce Associates	(508)791-9258
22 Front Street		3	27,000	24,000	\$8-11	Full Service Gross	No parking		Dean Marcus	Dean Marcus Real Estate	(508)755-7955
19 Norwich Street	Norwich Place	5	25,000	11,931	\$16-20 street level, \$11-15 upper floors	Full Service Gross	Parking not included.		Chris Rice	Guaranty Management Co., Inc. (MCPHS)	(508)752-0433
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	2 Foster Street	3	24,000	0	Negotiable	n/a	Corner lot available.			K & L Properties	(508)792-0288
418 Main Street		5	22,000	6,600	n/a	n/a	n/a		Christos Panagiotidis	Pandorou Properties	(774)696-7950
17-25 Pleasant Street		3	21,000	0	\$16-20	Triple net	Parking not included.		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
38 Front Street	Landmark Building	6	18,100	3,054	n/a	n/a	n/a		Joseph R. Reidy	Maurice F. Reidy & Company	(508)756-2411 x2
316 Main Street	Worcester Five Cent Savings Bank Building	6	17,000	2,500	\$11-15	Full Service Gross	Parking not included.		Daniel Coletti	Daniel Coletti	(508)755-4884
10-12 Harvard Street		3	15,860	9,910	\$15.00	n/a	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	Perry Boudreau	(508)847-6844
240 Main Street		4	12,000	12,000	n/a	n/a	28 surface spaces		Kathryn E. Krock	Commerce Associates	(508)791-9258
101 Pleasant Street		2	10,202	0	Negotiable	n/a	35 spaces; 20 permit and 15 visitor.		Nancy Aharon		(508)752-2485
8-16 Austin Street	Thomas Barrett	3	10,000	2,500	\$11-15	n/a	As needed		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
11 Norwich Street		5	8,400	3,000	\$16-20 street level, \$11-15 upper floors	Full Service Gross	Parking not included.		Chris Rice	Guaranty Management Co., Inc. (MCPHS)	(508)752-0433
588-592 Main Street	Colton	5	6,000	2,000	\$14.00	Full Service Gross	300 covered spaces		Will Kelleher	Kelleher & Sadowsky Associates, Inc.	(508)635-6785
1 Dix Street		3	5,800	300	\$17.00	n/a	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
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, \$16-20 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)753-9100
20 Franklin Street	Telegram & Gazette	4	137,000	0	n/a	n/a	n/a			Telegram & Gazette	(508)793-9483
15 Belmont Street	Morgan Building	3	100,000	2,000	\$16-20	Triple Net	300 spaces included	Parts of space are owner occupied.	Gail Morgan	CHM Realty	(508)755-2444
95-99 Prescott Street		3	44,000	21,200	\$12-18	n/a	Ample parking		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
379 Main Street		5	30,000	21,000	\$6-10	Plus electric	No parking		Dean Marcus	Dean Marcus Real Estate	(508)755-7955
180 Main Street		5	29,568	29,568	\$14.00	n/a	Parking not included		Jeffrey Borus	Glickman Kovago & Company	(508)753-9100 x224
10-20 Front Street		5	27,000	13,000	\$10-11	Full Service Gross	50 spaces for tenant		Dean Marcus	Dean Marcus Real Estate	(508)755-7955
204 Main Street		4	26,544	3,000	Negotiable	n/a	.83 spaces/1,000sf		Jim Glickman	Glickman Kovago & Company	(508)753-9100 x222
11 Pleasant Street	Old Fellows Hall	5	25,000	0	n/a	n/a	Negotiable		Vaios Theodorakos	VTT Management	(508)820-4961
415 Main Street		4	24,000	0	n/a	n/a	n/a			M & I Realty, Inc	(508)459-4295
34-38 Mechanic Street		2	23,646	0	\$16-20 street level, \$11-15 upper floors	Full Service Gross	Free surface spaces, parking not included		Chris Rice	Guaranty Management Co., Inc. (MCPHS)	(508)752-0433
8 Portland Street		5	17,500	0	n/a	n/a	Parking not included		Robert Hurwitz	Friedman, Hurwitz, Albier	(508)539-1129
421-427 Main Street	Harrington Center	4	15,489	11,000	n/a	n/a	Parking available on street or in 2 nearby parking garages		Matt Mayrand	Kelleher & Sadowsky Associates, Inc.	(508)635-6795
371-377 Main Street		3	12,500	9,000	\$6-10	n/a	Parking not included		Dean Marcus	Dean Marcus Real Estate	(508)755-7955
16 Norwich Street		6	10,478	0	Negotiable	n/a	n/a		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

**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
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	70 spaces, not included		John Fisher	285 Inc	(508)791-8585
590 Main Street		4	6,500	2,300	\$11-15	Full Service Gross	3 spaces/1,000sf		Matt Mayrand	Kelleher & Sadowsky Associates, Inc.	(508)635-6795
23 Harvard Street		3	6,248	0	n/a	n/a	On-site parking available.	Owner occupied.	Thomas Donahue, Jr.	DRM LLC	(508)752-5608
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
465 Main Street		2	5,000	0	Negotiable	n/a	n/a		Janice Montalbano	Foster-Healey Real Estate	(978)249-5311 x16
14 Harvard Street		2	4,302	0	n/a	n/a	Free surface or covered spaces (5 spaces /1,000sf)		Arthur L Fitzgerald	Arthur L Fitzgerald, Esq	(508)756-3591
28 Mechanic Street		3	4,224	4,224	\$16-20 street level, \$11-15 upper floors	Full Service Gross	Parking not included		Chris Rice	Guaranty Management Co., Inc. (MCPHS)	(508)752-0433
124 Main Street		2	3,000	1,200	\$11-15	n/a	Negotiable		Carl Burwick	Katz Companies	(508) 756-4651
414 Main Street		4	2,200	0	n/a	n/a	Parking not included		George Photakis	Owl Tobacco Shop	(508)753-0423

\*n/a = Information not available