

Appendix: Office Properties in Downtown Worcester

APPENDIX: OFFICE PROPERTIES IN DOWNTOWN WORCESTER

Class A Office Space										
<i>Property</i>	<i>Building Name</i>	<i>Year Built</i>	<i>Total # of Floors</i>	<i>Total Office Space (sq. ft.)</i>	<i>Office Space Vacant (sq. ft.)</i>	<i>Rental per Square Feet</i>	<i>Parking details</i>	<i>Type of Lease</i>	<i>Comments</i>	<i>Company</i>
144-148 Main Street	Armsby Building	1885	5	21,775	5,750	\$22	45 surface spaces available: parking ratio of 2.3:1000 sq. ft.	Floors 2-5 - Gross; Owner pays gas heat; tenant pays electric; 1st floor - Triple Net	Recently renovated	Israel FLP
9 Waldo Street (1 Exchange)	One Exchange Place	1910	5	53,000	19,000	Negotiable		only pay electric	First floor space available for office or retail	Marla Maykel, Esq
300 Main Street	Day Building	1920	5	52,385	2,200	\$40,862	Attached parking garage	Full service gross	Attached parking garage with free visitor parking. State of the art security system. Professionally managed building.	Cutler Real Estate Mgt. Corp.
43 Harvard Street	Cutler	1920	1	21,676	0				Owner occupied	Cutler Real Estate Mgt. Corp.
100 Front Street	Worcester Office Tower	1970	20	280,000	66,514	\$20.00	Parking Ratio of 3.00:1,000 sq. ft. (Yellow garage on Commercial st.)	Full service gross (plus tenant electric)	Most recent upgrades to floor lobbies and common areas, and significant renovation to commercial street garage. The building can accommodate tenants as small as 500 sq ft and as large as 30000 + sq ft	Kelleher & Sadowsky Associates
120 Front Street	Peoples United Bank Building	1970	8	174,000	31,361	\$20.00	Parking Ratio of 3.00/1000sf. 400 surface spots and 400 covered spots. Yellow garage on Commercial st	Full service gross	7,660 sq. ft. vacant on the 9th floor, but space is inaccessible via elevator. Could be used as storage space.	Kelleher & Sadowsky Associates
370 Main Street	Guaranty Building	1971	12	188,599	16,682	\$19.00	Parking Ratio of 3:1,000 sq. ft.	Full service gross		Kelleher & Sadowsky Associates
446 Main Street	Sovereign Tower	1973	24	244,000	43,956	\$19.50	Parking Ratio of 2.72:1,000 sq. ft.	net electric	Amenities include food service.	Kelleher & Sadowsky Associates
389 Main Street (10 Mechanic St)	Grant Building	1984	3	50,000	7,234	\$17	Direct access to underground garage, off-site parking is available	Full service gross		Kelleher & Sadowsky Associates
10 Chestnut St.	One Chestnut Place	1991	11	214,423	19,486	\$22	Parking Ratio of 2:1,000 sq. ft.	net electric	Property is both office and retail.	Kelleher & Sadowsky Associates, Inc.

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Class B Office Space

<i>Property</i>	<i>Building Name</i>	<i>Year Built</i>	<i>Total # of Floors</i>	<i>Total Office Space (sq. ft.)</i>	<i>Office Space Vacant (sq. ft.)</i>	<i>Rental per Square Feet</i>	<i>Parking details</i>	<i>Type of Lease</i>	<i>Comments</i>	<i>Company</i>
8-16 Austin Street	Thomas Barrett	1845	3	10,000	0	\$11-15	300 Covered Spaces @ \$45.00/mo; Ratio of 10:1,000 sq. ft.	Full service gross	For Sale	Federal Square Properties
40 Southbridge Street	The Stevens Building	1850	5	50,000	35,000	\$14	3:100 sq. ft. Garage space located in close proximity to the building at no expense	Full service gross	Brick and beam construction offers unique office space, turn-key office space with build out potential and offered below fair market value.	Kelleher & Sadowsky Associates
321 Main Street	Mechanics Hall	1857	4	66,392	0	\$6-10		Full service gross		Mechanics Hall
588-92 Main Street	Colton	1860	5	6,000	2,300	\$14	Parking ratio of 3:1,000 sq. ft. Garage spaces included in the base rent	Full service gross	Part residential (45 apartments) and part office; building is for sale	Kelleher & Sadowsky Associates
38 Front Street	Landmark Bldg	1884	6	18,100	3,054	Negotiable				Maurice F. Reidy & Company
339 Main Street	Burnside Building	1885	5	35,000	0		Some surface spaces			
44 Front Street	Chase Building	1886	8	67,618	5,744	\$14.00	Ample parking			Maurice F. Reidy & Company
403-05 Main Street	Shack's Store	1890	4	40,000	0	\$11-15		Full service gross	Property manger on site	
316 Main Street	Worcester Five Cent Savings Bank Building	1890	6	17,000	1,500	11 to 15		Negotiable		Daniel Coletti
340 Main Street	Commerce Building	1896	10	250,000	102,563	\$16	Parking Ratio 1.4:1000 sq. ft.	Full service gross	On site management; 7 elevators; ongoing renovations and the landlord will build each suite to each tenant's specifications.	Commerce Associates
57 Union Street	57 Redstone Center	1900	5	115,350	115,350	Negotiable				James Lang LaSalle

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Class B Office Space (continued)										
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85 Prescott Street		1900	4	100,000	9,100		Ample parking			Glickman Kovago & Company
627 Main Street	Worcester Market Building	1900	2	45,634	0			Full service gross		First American Realty Inc
25 Union Street	Union Place	1900	5	24,751	0		300 on site parking spaces			
184 Main St		1900	5	24,519	0	\$16-20		Full service gross	Co-owned by Oftring Investment Group and Alphagraphics	Oftring Investment Group; AlphaGraphics
10-12 Harvard Street		1900	3	15,860	9,910	\$15	49 Surface spaces available. Parking Ratio 3.09:1000 sq. ft.	Modified Gross plus utilities		Glickman Kovago & Company
240 Main Street		1900	4	12,000	12,000	\$15.50	28 Surface spaces	full service gross/ triple net, depending on tenant type		Commerce Associates
390 Main Street	Slater Building	1906	10	125,000	35,726	\$16	Negotiable	Full service gross		Commerce Associates
365 Main Street		1910	3	32,896	12,812	\$16	100 surface spaces available			Commerce Associates
2 Washington Square R&O	Union Station	1911	2	90,000	8,000	Negotiable	500-space parking garage	Triple net		Glickman Kovago & Company
1 Dix Street		1915	3	5,800	300	\$17	Free surface spaces	Everything included except electric		Glickman Kovago & Company
100 MLK Jr Blvd (100 Central St)		1920	5	38,000	3,500	\$29	Parking Ratio of 8.75:1000 sq. ft. adjacent to the building	Full service gross		First American Realty Inc

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28-32 Franklin Street	Bay State Bank Building	1923	5	40,000	2,750	\$15	Ample monthly parking within one block	Negotiable		Maurice F. Reidy & Company
303-311 Main Street	Central Exchange Building	1930	5	75,000	0	N/A	Negotiable	Modified Gross	Property manager on site	Maurice F. Reidy & Company
332 Main Street	Central Building	1930	8	65,000	37,626	\$16	Negotiable			Commerce Associates
2 Foster Street		1930	3	24,000	2,400	11 to 15	Corner lot available	Full service gross		K.L Properties
421-427 Main Street	Harrington Corner	1930	4	18,100	13,600	16-20	Parking available on street or in two nearby parking garages	office is electric, retail triple net	Ground-level retail; three floors of office suites ranging in size from 500-3,700 sq. ft.	Kelleher & Sadowsky
50 Front Street (250 Commercial St)	Winsor Building	1940	5	60,000	12,340	\$12		Full service gross		Glickman Kovago & Company
35-37 Harvard Street	Harvard Place	1940	3	19,800	0	\$12	Parking on site 50 spaces available	All-inclusive		
78 Pleasant Street		1955	3	4,500	0	Negotiable	Off street parking available			Advantage Benefits
22 Elm Street	Two Chestnut Place	1958	4	34,844	8,564	\$11-15	Negotiable	net electric		Kelleher & Sadowsky Associates
90 Madison Street	Madison Place	1977	6	38,400	3,093	\$12	102 surface spots	Full service gross		Szeto Landmark Realty
531-545 Main Street		1983	5	50,000	0	Negotiable				F.R.C. Realty Corporation

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16 Walnut St	Unum	Unknown	5	75,000	60,000	\$11-15	On-site parking available.	Full service gross	Building is being marketed for sale.	Unum
18 Chestnut Street	Unum		7	300,000	0		105 Surface Spaces		Building is being marketed for sale.	Unum
33 Waldo Street	Dwight Foster Building		5	35,000	4,500	16-20	Parking ratio of 3:1,000 sq. ft.	tenant pays electric		
22 Front Street	Midtown Mall		3	18,500	17,000	\$8-11	Negotiable	Full service gross	3rd floor available for offices	Dean Marcus Real Estate
101 Pleasant St			2	10,202	2,170	\$18	35 free surface spaces available	Full service gross		Maurice F. Reidy & Company

Class C Office Space										
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285 Main Street		1857	2	8,000	0		On site/adjacent to building		For Sale	285 Inc
23 Harvard Street		1866	3	6,248	0		On-site parking available.		Owner Occupied	DRM LLC
379 Main Street		1880	5	24,000	21,000	\$6		Negotiable		Dean Marcus Real Estate

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484 Main Street	Denholm Building	1885	6	200,000	15,000	\$10	Parking Ratio of 1.00:1,000 sq. ft., only couple of blocks away			Glickman Kovago & Company
17-25 Pleasant Street		1890	3	21,000	7,000	\$15		Modified Gross		Maurice F. Reidy & Company
51 Harvard Street	Whitcomb Hall	1890	3	10,000	0	\$21-25	Parking included, 15 spaces	Triple Net		Whitcomb Hall LLC
29 Pleasant Street		1890	4	9,154	0				Owner occupied.	Ellis Law Offices
95-9 Prescott Street		1900	3	44,000	16,700	\$7	Ample parking		For Sale	Property Alternatives
180 Main St.	Plummer Building	1910	5	22,500	0	\$16-20	3 spaces, on-site	Full service gross	Co-owned by Oftring Investment Group and Alphagraphics	Oftring Investment Group; AlphaGraphics
16 Norwich Street		1910	6	2,200	2,200	N/A		N/A	Currently being renovated	
37 Mechanic Street	Mid-State Building	1910	2	2,000	0			Triple Net		Mid State Building
10-20 Front Street		1915	5	27,000	27,000	\$6-10	Negotiable	Full service gross		Dean Marcus Real Estate
44-50 Portland Street	Printers Building	1920	7	87,000	0	\$11		Modified Gross		Maurice F. Reidy & Company
261 Main Street	Palladium Building	1927	4	12,000	1,800		Negotiable		For Sale	

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204 Main Street		1930	4	24,940	2,000	\$6-10	Negotiable	Triple Net	For Sale	Olympic Trophies
20 Franklin Street	Telegram & Gazette	1935	4	137,000	0		For T & G Only			Telegram & Gazette
11 Harvard Street		1965	2	6,072	0	N/A	Parking Ratio of 7.74:1,000 sq. ft.			Eleven Harvard St. LLC
14 Harvard Street		1965	2	4,302	0		Free surface and covered parking spaces, Parking ratio of 5:1,000 sq. ft.			McGuire & McGuire
415 Main Street		N/A	5	24,000	0	N/A			Owner-occupied	M & I Realty, Inc
371-7 Main Street			3	8,000	8,000	\$6-10	Negotiable			Dean Marcus Real Estate