

2007 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 |
|---------------------------|---|--------------------|------------------------------|-------------------------------|---------------------------|--------------------------------|--|---|-----------------|---|--------------------------------|
| 18 Chestnut Street | Unum | 5 | 400,000 | 0 | n/a | n/a | n/a | Owner Occupied | | Unum | (508)929-6348 |
| 100 Front Street | FleetBoston Tower | 20 | 265,134 | 39,208 | \$19.55 | Full Service Gross | 3 spaces/1,000sf | Amenities include banking on site, on-site management, and restaurant. | Will Kelleher | Kelleher & Sadowsky Associates, Inc. | (508)635-6785 x6 |
| 446 Main Street | Worcester Plaza | 24 | 244,000 | 30,666 | \$20.33 | Full Service Gross | 2.72 spaces/1,000sf | Amenities include food service. | Donald Mancini | Kelleher & Sadowsky Associates, Inc. | (508)635-6786 x5 |
| 10 Chestnut Street | One Chestnut Place | 11 | 180,000 | 6,000 | \$20.50 | Triple Net | 3 spaces/1000sf (negotiable) | Vacancy suite 1000. Parking is tight at the moment. | Cheryl Esper | Diamond Heritage Properties | (508)757-5959 |
| 120 Front Street | Flagship Bank Building | 9 | 176,901 | 27,512 | \$20.00 | Full Service Gross | 3 spaces/1,000sf | On-site management | Will Kelleher | Kelleher & Sadowsky Associates, Inc. | (508)635-6785 x6 |
| 20 Major Taylor Boulevard | Worcester Medical Center | 6 | 156,497 | 0 | \$27.00 | Full Service Gross | On-site parking included | Medical and Retail Offices | Paul Strniste | St. Vincent Hospital LLC | (508)363-5053 |
| 43 Harvard Street | Cutler | 1 | 89,000 | 0 | n/a | Triple Net | On-site parking included | | Douglas Cutler | Cutler Real Estate Management Corporation | (508)792-1111 x100 |
| 90 Front Street | | | 80,000 | 80,000 | Negotiable | Negotiable | n/a | Space located in CitySquare. | Mike Jacobs | Glickman Kovago & Company | (508)753-9100 x229 |
| 50 Front Street | Winsor Building (250 Commercial Street) | 5 | 60,000 | 3,954 | \$12.00 | Full Service Gross | Negotiable | Corner lot available | Jim Glickman | Glickman Kovago & Company | (508)753-9100 x222 |
| 9 Waldo Street | One Exchange Place | 5 | 53,000 | 0 | n/a | n/a | n/a | Located in proximity to the new hotel, new Courthouse, and the DCU Center | Marla Maykel | | (508)799-4800 |
| 306 Main Street | Day Building | 5 | 52,385 | 0 | Negotiable | Full Service Gross | n/a | | Cheryl Maxwell | Cutler Real Estate Management Corporation | (508)792-1111 x101 |
| 10 Mechanic Street | Grant Building | 4 | 50,000 | 12,960 | \$15.95 | 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 | Contemporary décor. Wall to wall carpeting. | Joseph R. Reidy | Maurice F. Reidy & Company, Realtors | (508)756-2411 x2 |
| 144-148 Main Street | Armsby Building | 5 | 20,000 | 9,700 | n/a | 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 |
| 40 Foster Street | Protocol Communications | 2 | 19,500 | 19,500 | Negotiable | n/a | n/a | Building for sale. | Howard Katz | The Katz Companies | (508)922-1215 |
| 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 |
|-----------------------|---|--------------------|------------------------------|-------------------------------|---------------------------|--------------------|--|--|------------------|--|--------------------|
| 340 Main Street | Commerce Building | 10 | 250,000 | 93,743 | \$15.50 | Full Service Gross | 1.4 spaces/1,000sf | On-site management. | Kathryn E. Krock | Commerce Associates | (508)791-9258 |
| 370 Main Street | Guaranty Building | 12 | 193,932 | 9,743 | Negotiable | Negotiable | 3 spaces/1,000sf | | Will Kelleher | Kelleher & Sadowsky Associates, Inc. | (508)635-6785 x6 |
| 57 Union Street | | 6 | 158,400 | 0 | n/a | Triple Net | n/a | Owner-occupied research and development center. | | Charles River Laboratories | (508)890-0100 |
| 390 Main Street | Slater Building | 10 | 125,000 | 22,781 | \$15.50 | Full Service Gross | Negotiable | | Kathryn E. Krock | Commerce Associates | (508)791-9258 |
| 15 Belmont Street | Morgan Building | 4 | 97,000 | 0 | n/a | Triple net | Parking Available. | Parts of space are owner occupied. | Jack Bergan | Morgan Construction Company | (508)849-6339 |
| 2 Washington Square | Union Station | | 90,000 | 50,000 | Negotiable | Negotiable | 500 space parking garage to be finished in 2008. | | 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. | Corner lot 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 | | Pat Greenlaw | FRC Realty Corporation | 508-756-3513 x114 |
| 303-311 Main Street | Central Exchange Building | 5 | 75,000 | 0 | n/a | Modified Net | 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 | | Parking not included. | | Robert Kennedy | Mechanics Hall | (508)752-5608 |
| 44 Front Street | Chase Building | 8 | 72,537 | 6,348 | \$16-20 | 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 | 27,050 | \$15.50 | Full Service Gross | Negotiable | | Kathryn E. Krock | Commerce Associates | (508)791-9258 |
| 389 Main Street | | 3 | 57,186 | 0 | n/a | n/a | n/a | | Donald Mancini | Kelleher & Sadowsky Associates, Inc. | (508)635-6786 x5 |
| 21 Foster Street | | 5 | 50,000 | 0 | n/a | n/a | n/a | | Richard Lessard | 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 | n/a | Basement parking garage with 53 spaces. | Complete renovation in 1989. | Bob Cook | First American Realty Inc. | (508)798-8844 x12 |
| 22 Elm Street | Two Chestnut Place | 4 | 42,460 | 7,465 | \$15-17 | Triple net | Parking Negotiable. | | Cheryl Esper | Diamond Heritage Properties | (508)757-5959 |
| 100 Central Street | | 5 + lower level | 40,000 | 9,000 | \$28.00 | Full Service Gross | 350 surface spaces available. Adjacent to new 980 space city garage. | Medical Office building. Some of available space is street level. Contiguous space can be divided. | Bob Cook | First American Realty Inc. | (508)798-8844 x12 |
| 90 Madison Street | Madison Place | 6 | 38,400 | 4,703 | N/A | Full Service Gross | 232 surface spots | Space contains office space and open area. | William Thompson | | (508)509-3442 |
| 20 Washington Square | | 4 | 37,000 | 0 | \$26-30 | Full Service Gross | On site parking included | Business offices. Owner Occupied. | Paul Strniste | St. Vincent Hospital LLC | (508)363-5053 |
| 33 Waldo Street | Dwight Foster Building | 6 | 35,000 | 1,500 | \$16-20 | Full Service Gross | Parking spaces are on-site/adjacent to the building. | Available space is not street level. | Peter | Dwight Foster Realty | (508)752-5369 |
| 339 Main Street | Burnside Building | 5 | 35,000 | 0 | \$20.00 | Plus all utilities | Free surface spaces. | Occupied till 10/2007. | Peter Kovago | Glickman Kovago & Company | (508)753-9100 x223 |
| 365 Main Street | | 3 | 32,896 | 6,616 | \$15.50 | Full Service Gross | Negotiable | | Kathryn E. Krock | Commerce Associates | (508)791-9258 |
| 21 Norwich Street | | 5 | 32,250 | 0 | n/a | n/a | Free covered spaces. | | Richard Lessard | Mass College of Pharmacy & Health Services | (617)732-2800 |
| 316 Main Street | Worcester Five Cent Savings Bank Building | 6 | 27,000 | 0 | n/a | Modified net | 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 | | Richard Lessard | Mass College of Pharmacy & Health Services | (617)732-2800 |
| 2 Foster Street | 2 Foster Street | 3 | 24,000 | 7,800 | \$14.00 | Plus Electric | Corner lot available. | | Joseph R. Reidy | Maurice F. Reidy & Company, Realtors | (508)756-2411 x2 |
| 418 Main Street | | 5 | 22,000 | 4,000 | \$11-15 | Negotiable | n/a | | Christos | Pandorou Properties | (774)696-7950 |
| 51 Union Street | | 4 | 22,000 | 0 | \$14.00 | Gross | Negotiable. | | Paul Matt | Kelleher & Sadowsky Associates, Inc. | (508)635-6786 x5 |

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 |
|---------------------------------------|--------------------|--------------------|------------------------------|-------------------------------|---------------------------|---------------------|---|--|------------------|--|---------------------|
| 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 | 10,000 | \$15.00 | n/a | n/a | Retail or office space. For Sale at \$425,000 | Joseph R. Reidy | Maurice F. Reidy & Company, Realtors | (508)756-2411 x2 |
| 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 |
| 10-12 Harvard Street | | 3 | 15,860 | 9,110 | Negotiable | n/a | 49 Surface spaces available (4 space/1,000sf) | | Jim Glickman | Glickman Kovago & Company | (508)753-9100 x222 |
| 5 Pleasant Street | | 5 | 15,435 | 5,000 | \$8.00 | Gross/ Net electric | On street parking and parking garage nearby. | | Stephen Petro | Equity Commercial Real Estate | (508)755-3336 |
| 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 | Full Service Gross | Negotiable. | | Kathryn E. Krock | Commerce Associates | (508)791-9258 |
| 101 Pleasant Street | | 2 | 10,202 | 0 | n/a | n/a | 35 spaces; 20 permit and 15 visitor. | | | Liberty Assembly of God | (508)845-0800 |
| 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 |
| 11 Norwich Street | | 5 | 8,450 | 0 | n/a | Triple Net | Parking not included. | | Richard Lessard | Mass College of Pharmacy & Health Services | (617)732-2800 |
| 590 Main Street | Colton | 4 | 8,000 | 0 | \$11-15 | Full Service Gross | n/a | Building is mixed use (office and residential). | James Soffan | Federal Square Properties | (508)799-4977 |
| 1 Dix Street | | 3 | 5,800 | 800 | Negotiable | Full Service Gross | On-site parking included (2 spaces/1,000sf) | Office space located on first floor. Smallest space available 200sf. | 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 | n/a | n/a | On-site and on-street. | | Will Kelleher | Kelleher & Sadowsky Associates, Inc. | (508)635-6785 x6 |

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 | 5,585 | \$10.00 | Full Service Gross | 1 space/1,000sf | For Sale. 24/7 building access. Card key access. Security system. | 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 |
| 19 Foster Street | | 8 | 75,808 | 0 | n/a | n/a | n/a | | Richard Lessard | Mass College of Pharmacy & Health Services | (617)732-2800 |
| 50 Franklin Street | Bancroft Commons | 10 | 75,000 | 0 | 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 | \$10-12 | Tenant Electric | n/a | Building for sale. | Dean Marcus | Dean Marcus Real Estate | (508)755-7955 |
| 405 Main Street | Shack Building | | 30,000 | 3,000 | \$11-15 | Full Service Gross | Parking not including. | | Jeff Shack | Howe Trust | (508)753-8188 |
| 10-30 Front Street | | 5 | 27,000 | 12,350 | \$11.00 | Negotiable | n/a | | Dean Marcus | Dean Marcus Real Estate | (508)755-7955 |
| 204 Main Street | | 4 | 26,544 | 6,000 | Negotiable | Negotiable | .83 spaces/1,000sf | | Jim Glickman | Glickman Kovago & Company | (508)753-9100 |
| 34-38 Mechanic Street | | 2 | 25,584 | 0 | n/a | All included | Parking not included in lease. | | Richard Lessard | 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 | | Chris Pandarou | Pandarou Properties | (508)831-7262 |
| 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 | | Matt Mayrand | Kelleher & Sadowsky Associates, Inc. | (508)635-6795 |
| 35 Harvard Street | | 2 | 14,704 | 7,200 | Negotiable | n/a | Parking on site, 55 spaces available | | David Brasington | 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 included in lease. | | | Glickman Kovago & Company | (508)753-9100 |
| 600 Main Street | | 24 | 11,100 | 11,100 | \$15.00 | Triple Net | Parking included but not on site. 20 spaces. | Available immediately. Available office space is street level. Contiguous space can be subdivided. | Joyce O' Connor | Joyce O' Connor Real Estate | (508)865-1188 |
| 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 | Full Service and Electric | Parking not included in lease. | Owner occupied. | | 285 Inc | (508)791-8585 |
| 23 Harvard Street | | 3 | 6,248 | 0 | n/a | n/a | On-site parking available. | | 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. | | Richard Lessard | 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