

**63,400 SF AVAILABLE IMMEDIATELY**



## **324 Clark Street, Worcester, MA**

Prime Location. \$6.50 NNN as is. Building in Excellent Condition.

Kelleher & Sadowsky is pleased to present 324 Clark Street in Worcester. This fully air conditioned office and lab building offering 63,400 SF of which 49,500 is single story office and lab space.

The property is situated on a secured paved and fenced 6 acre parcel of land and offers abundant on site parking at a ratio of 4.5 per 1,000 SF.

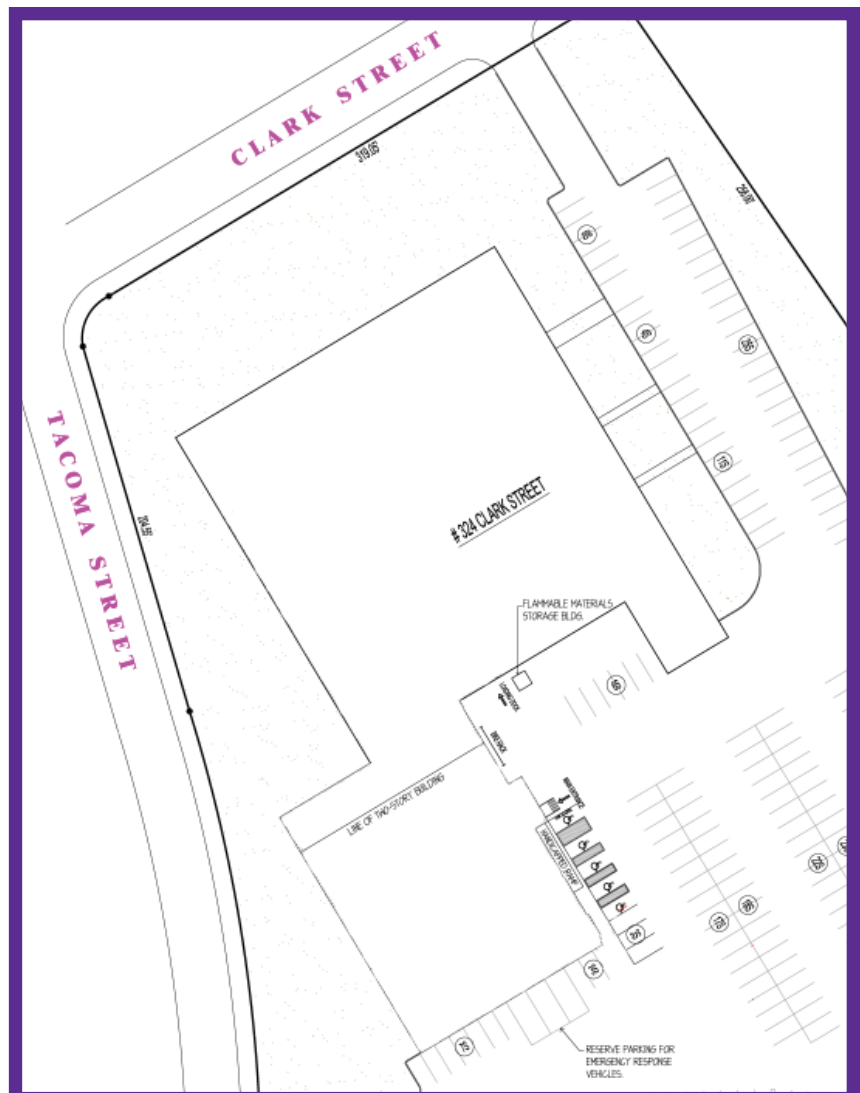
324 Clark Street is in excellent condition and landlord is willing to subdivide and renovate to suit for qualified tenants.

### **Operating Expenses:**

|                    |                   |
|--------------------|-------------------|
| CAM:               | \$1.04 PSF        |
| Real Estate Taxes: | \$1.20 PSF        |
| Insurance:         | \$0.19 PSF        |
| <b>Total:</b>      | <b>\$2.43 PSF</b> |

**FULL LEASING COMMISSION TO COOPERATING BROKERS!**

**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.



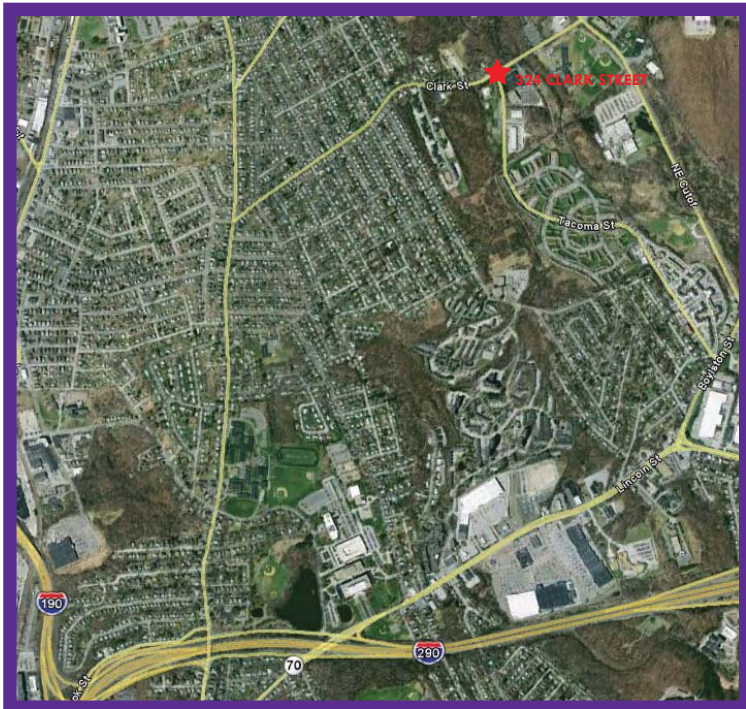
## Building Specifications:

|                     |   |
|---------------------|---|
| Total Complex Size: | 86,200 SF   |
| Space Available:    | 63,400 SF   |
| Parking:            | 4.5 ratio per 1,000 SF. Secure and well lit parking.  |
| Utilities:          | Water & Sewer: City of Worcester<br>Electric: National Grid   |
| Electrical:         | 7,000 AMP; 480 Volt; 3 Phase Power  |
| Building Amenities: | <ul style="list-style-type: none"><li>- Lab gas distribution throughout building</li><li>- Multiple men and women's facilities throughout the building; including changing and locker rooms.</li><li>- Professionally managed and operated , providing a full range of services to tenants.</li></ul> |

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\$6.50 per SF as is.

## Location:



Location: Approximately 1.5 miles from I-290.  
Approximately 2 miles from I-190.

Public Transport: Public bus stop serviced by the Worcester Regional Transit Authority stop in front of the property on the corner of Clark St. and Tacoma Street.

Area Amenities: Lincoln Square- 750,000 SF of retail shopping including Target, Barnes & Noble, Dick's Sporting Goods, various restaurants, banks and pharmacies.

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