



FOR LEASE

10 Institute Road
Worcester, MA 01609

James Kalogeropoulos
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REMAX®

THE SPACE

Location	10 Institute Road Worcester, MA 01609
Size	4,000 SF (800-4,000 SF)
Space	Available
Lease Rate	\$25.00 PSF (Yearly) - Gross lease terms
Lease Type	Gross

Notes The property features gross lease terms, allowing for predictable occupancy costs, ample off-street parking, and a functional layout adaptable to a variety of office configurations.

HIGHLIGHTS

- Private Offices
- Conference Room
- Kitchenette
- Storage



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
34,823	185,043	261,416

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$68,033	\$96,079	\$110,270

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
14,401	72,437	102,733



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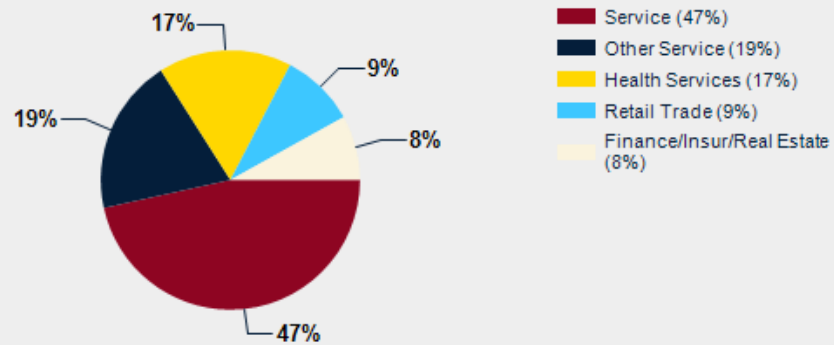
RE/MAX Partners
164 Harding Street, Worcester, MA 01604

PROPERTY FEATURES

BUILDING SF	8,873
GLA (SF)	7,925
LAND SF	10,360
YEAR BUILT	1900
ZONING TYPE	BG-6
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12



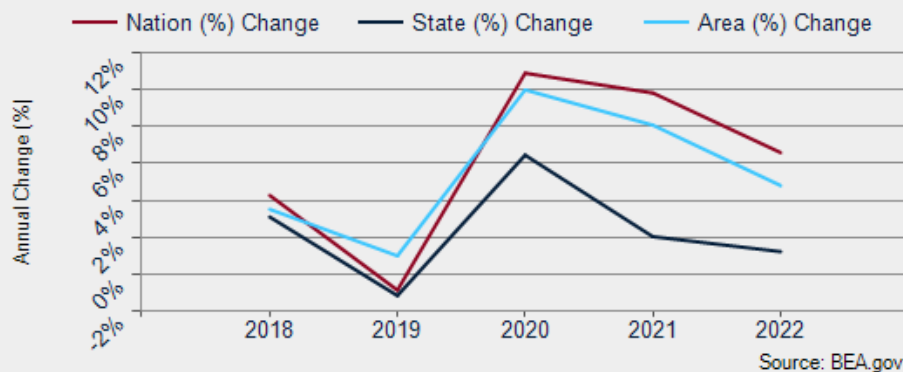
Major Industries by Employee Count

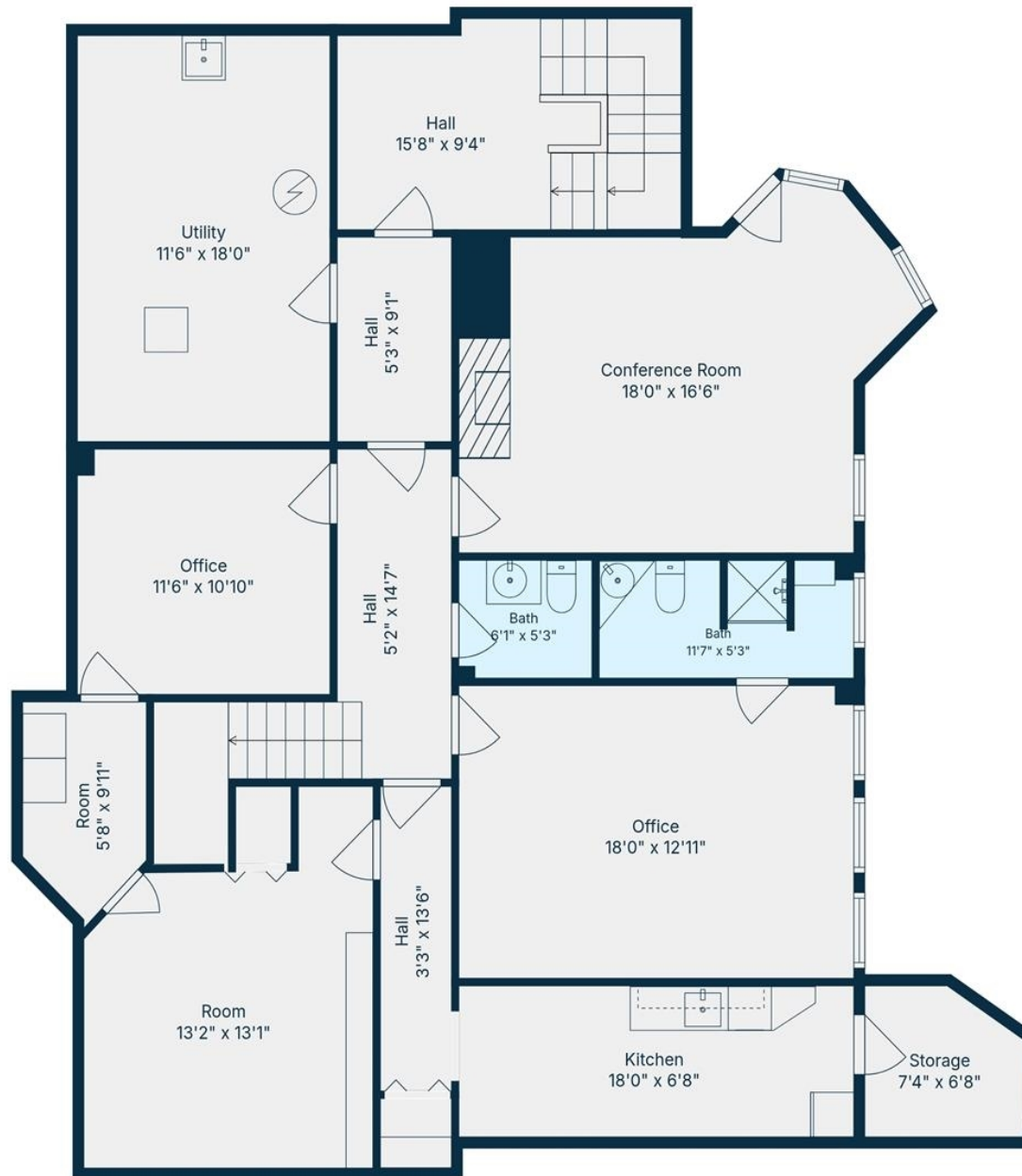


Largest Employers

UMass Chan Medical School	5,000-9,000
MSC Industrial Supply Co.	5,000-9,000
Community Healthlink, Inc.	1,000-4,999
UMass Memorial Health Care	20,000+
Saint Vincent Hospital	2,450
Hanover Insurance	1,800
Saint-Gobain	1,652
Worcester Polytechnic Institute	1,283

Worcester County GDP Trend





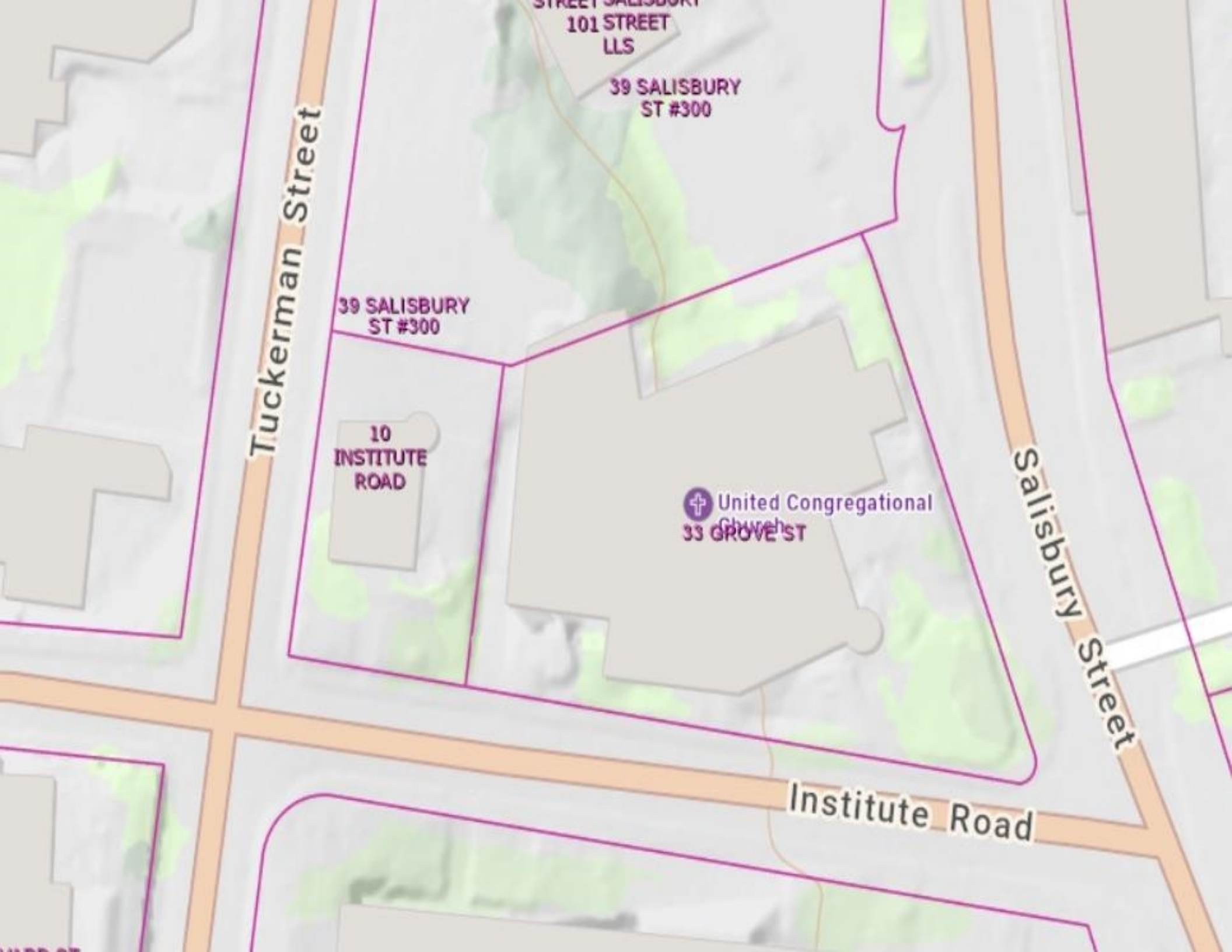
Total: 5991 sq. ft

1st Floor: 1520 sq. Ft, 2nd Floor: 1722 sq. Ft, 3rd Floor: 1696 sq. Ft, 4th Floor: 1053 sq. ft

Excluded Areas: Storage: 217 sq. Ft, Utility: 207 sq. Ft, Open To Below: 5 sq. Ft,

Low Ceiling: 20 sq. Ft, Walls: 372 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Tuckerman Street

Salisbury Street

Institute Road

101 STREET
LLS

39 SALISBURY
ST #300

39 SALISBURY
ST #300

10
INSTITUTE
ROAD

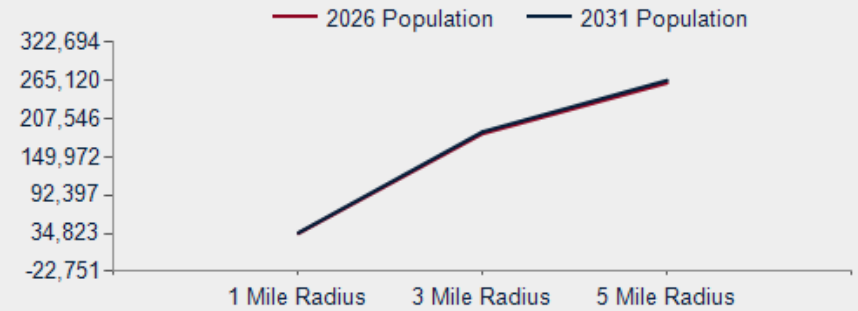
United Congregational
Church
33 GROVE ST



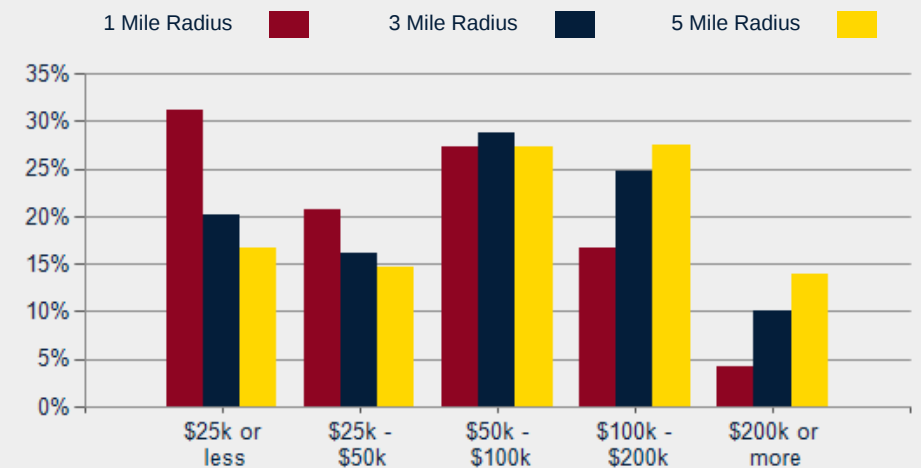


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,278	152,491	215,453
2010 Population	28,912	158,989	226,661
2026 Population	34,823	185,043	261,416
2031 Population	35,750	187,899	265,120
2026 African American	6,158	31,263	37,472
2026 American Indian	338	1,230	1,417
2026 Asian	2,670	15,129	22,756
2026 Hispanic	11,704	50,689	58,545
2026 Other Race	6,056	26,441	30,106
2026 White	14,634	88,585	140,979
2026 Multiracial	4,951	22,322	28,603
2026-2031: Population: Growth Rate	2.65%	1.55%	1.40%

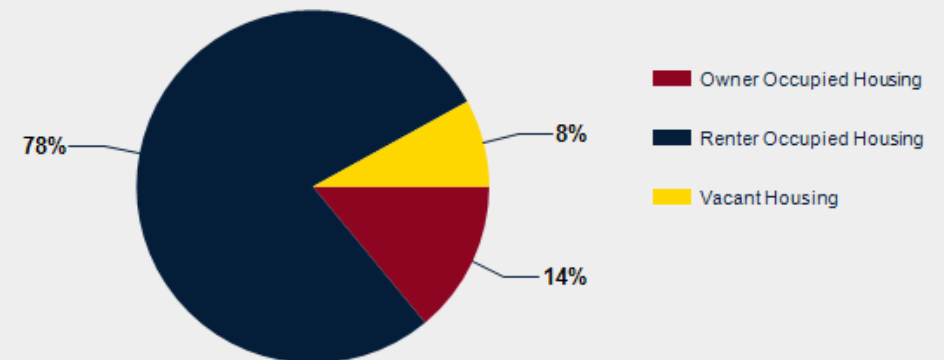
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,940	9,389	10,958
\$15,000-\$24,999	1,537	5,242	6,262
\$25,000-\$34,999	902	3,746	5,003
\$35,000-\$49,999	2,081	7,971	9,968
\$50,000-\$74,999	2,252	11,783	15,115
\$75,000-\$99,999	1,682	9,030	12,882
\$100,000-\$149,999	1,550	12,326	18,466
\$150,000-\$199,999	846	5,625	9,868
\$200,000 or greater	611	7,325	14,211
Median HH Income	\$48,101	\$70,431	\$81,471
Average HH Income	\$68,033	\$96,079	\$110,270



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

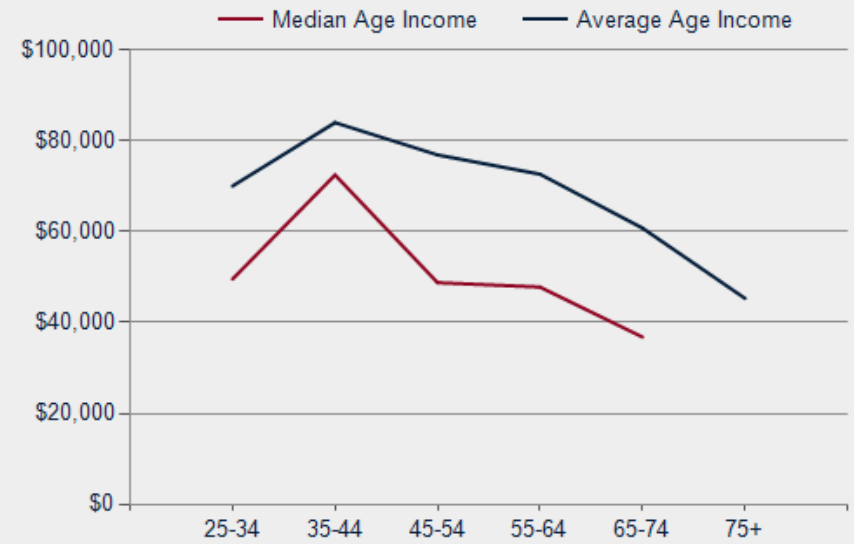
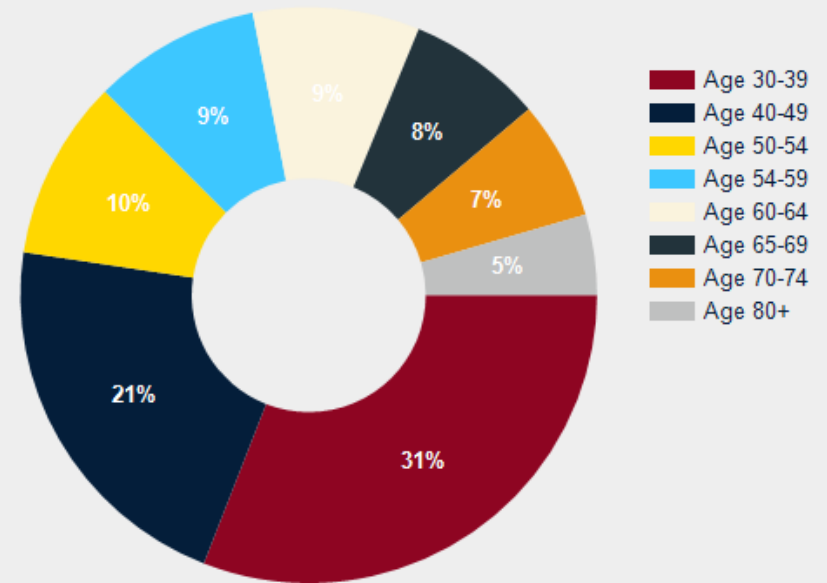


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,898	14,841	20,066
2026 Population Age 35-39	2,341	13,248	18,862
2026 Population Age 40-44	1,964	11,373	16,463
2026 Population Age 45-49	1,671	10,080	14,897
2026 Population Age 50-54	1,714	9,962	14,792
2026 Population Age 55-59	1,587	9,997	15,220
2026 Population Age 60-64	1,585	9,801	14,971
2026 Population Age 65-69	1,286	9,050	13,930
2026 Population Age 70-74	1,128	7,200	11,150
2026 Population Age 75-79	765	5,422	8,410
2026 Population Age 80-84	518	3,153	5,182
2026 Population Age 85+	506	3,340	5,313
2026 Population Age 18+	28,791	150,413	212,036
2026 Median Age	31	35	37
2031 Median Age	32	37	39

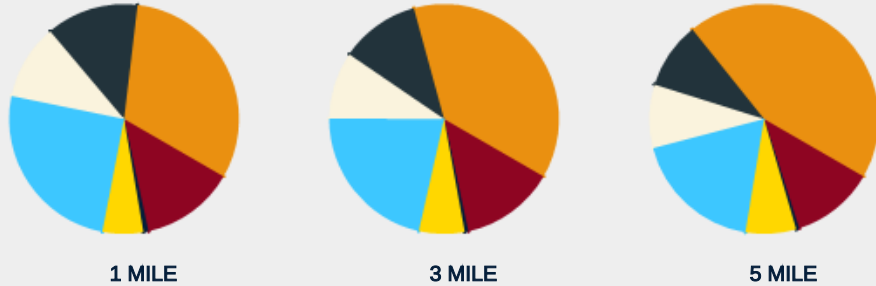
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,576	\$64,790	\$73,581
Average Household Income 25-34	\$70,082	\$86,001	\$97,967
Median Household Income 35-44	\$72,512	\$82,733	\$96,405
Average Household Income 35-44	\$84,035	\$109,546	\$125,868
Median Household Income 45-54	\$48,781	\$84,005	\$102,219
Average Household Income 45-54	\$76,926	\$111,387	\$133,632
Median Household Income 55-64	\$47,817	\$86,084	\$104,299
Average Household Income 55-64	\$72,683	\$113,808	\$129,558
Median Household Income 65-74	\$36,804	\$61,788	\$70,821
Average Household Income 65-74	\$60,806	\$89,424	\$99,792
Average Household Income 75+	\$45,328	\$68,938	\$73,440

Population By Age



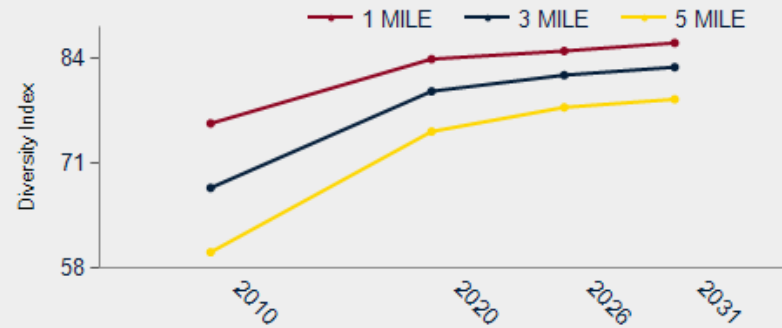
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	83	79
Diversity Index (current year)	85	82	78
Diversity Index (2020)	84	80	75
Diversity Index (2010)	76	68	61

POPULATION BY RACE



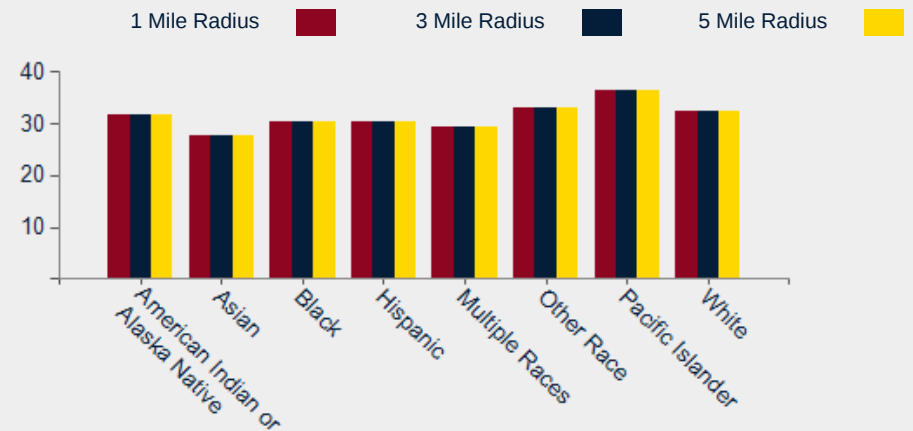
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	13%	13%	12%
American Indian	1%	1%	0%
Asian	6%	6%	7%
Hispanic	25%	22%	18%
Multiracial	11%	9%	9%
Other Race	13%	11%	9%
White	31%	38%	44%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	34	35
Median Asian Age	28	33	34
Median Black Age	30	31	32
Median Hispanic Age	30	30	30
Median Multiple Races Age	29	30	30
Median Other Race Age	33	33	33
Median Pacific Islander Age	36	43	45
Median White Age	32	40	44

2026 MEDIAN AGE BY RACE



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Exclusively Marketed by:



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