

MEDICAL OFFICE BUILDING FOR LEASE

130 LINCOLN STREET

Worcester, Massachusetts



JAY UMPHREY
508.333.7520
jayumphrey@kelleher-sadowsky.com





PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 130 Lincoln Street in Worcester, MA, for lease. This building is conveniently located less than 0.2 miles from I-290 and just minutes from UMass Memorial Medical Center. The area features a wide selection of nearby restaurants, providing convenient dining options for both staff and patients.

There are two suites available: one consisting of ±900 square feet with three offices/treatment rooms, and the other comprising ±780 square feet with one treatment room and one private office. While the property is ideally suited for medical and healthcare-related users, it is not limited to medical uses and may accommodate a variety of professional office tenants. These office suites are well-suited for a range of uses, including, but not limited to, therapists, primary care providers, specialists, and other medical professionals.

The flexible layouts, central location, and strong visibility make this property an ideal setting for new or expanding practices. Please call today for more information or to schedule a tour.

OFFERING SUMMARY

Available Space:	Suite 7: ± 900 SF Suite 6: ± 780
Parking:	On-site, paved surface lot
Building Size:	7,644 SF
Lease Rate:	Suite 7: \$2,100 per month (Gross) Suite 6: \$1,950 per month : (Gross)
Utilities:	Included (minus telecommunication)



FOR LEASE • 130 LINCOLN STREET

Retailer Map



Google

Map data ©2026 Google