

● 526 MAIN STREET
WORCESTER, MA

*Move in.
Get started.*

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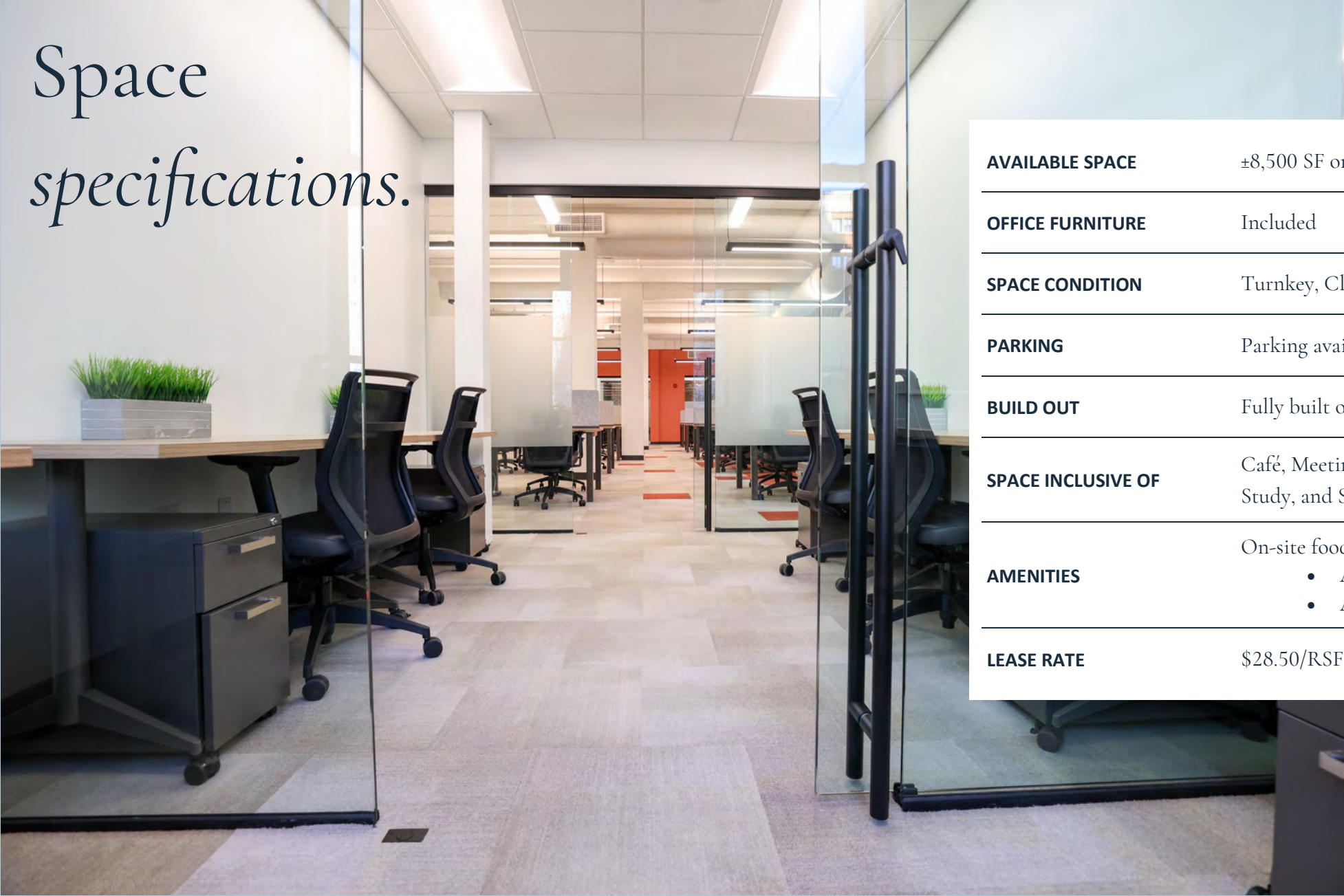
Visualize your future workspace.

The premises offer a modern, high-quality office environment designed for today's workplace, featuring an attractive layout, contemporary finishes, and a professional Class A setting. The space is already outfitted with new workstations and office furniture, allowing an incoming tenant to significantly reduce build-out time, upfront capital costs, and operational disruption. This offering is particularly well suited for companies seeking a turnkey downtown Worcester location with a polished image, flexible functionality, and immediate occupancy potential. The existing buildout supports a variety of office users, including professional services firms, technology companies, financial services, coworking or shared-office users, nonprofit organizations, and corporate satellite offices.



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Space *specifications.*



AVAILABLE SPACE	±8,500 SF on the second floor
OFFICE FURNITURE	Included
SPACE CONDITION	Turnkey, Class A office
PARKING	Parking available at the Federal Plaza Garage
BUILD OUT	Fully built out in 2024 as Class A office
SPACE INCLUSIVE OF	Café, Meeting Rooms, Private Offices, Phone Booths, Study, and Switchboard
AMENITIES	On-site food service: - Alma Gaucha Brazilian Steakhouse - August Coffee
LEASE RATE	\$28.50/RSF (+ Tenant Electric)

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The floor plan.



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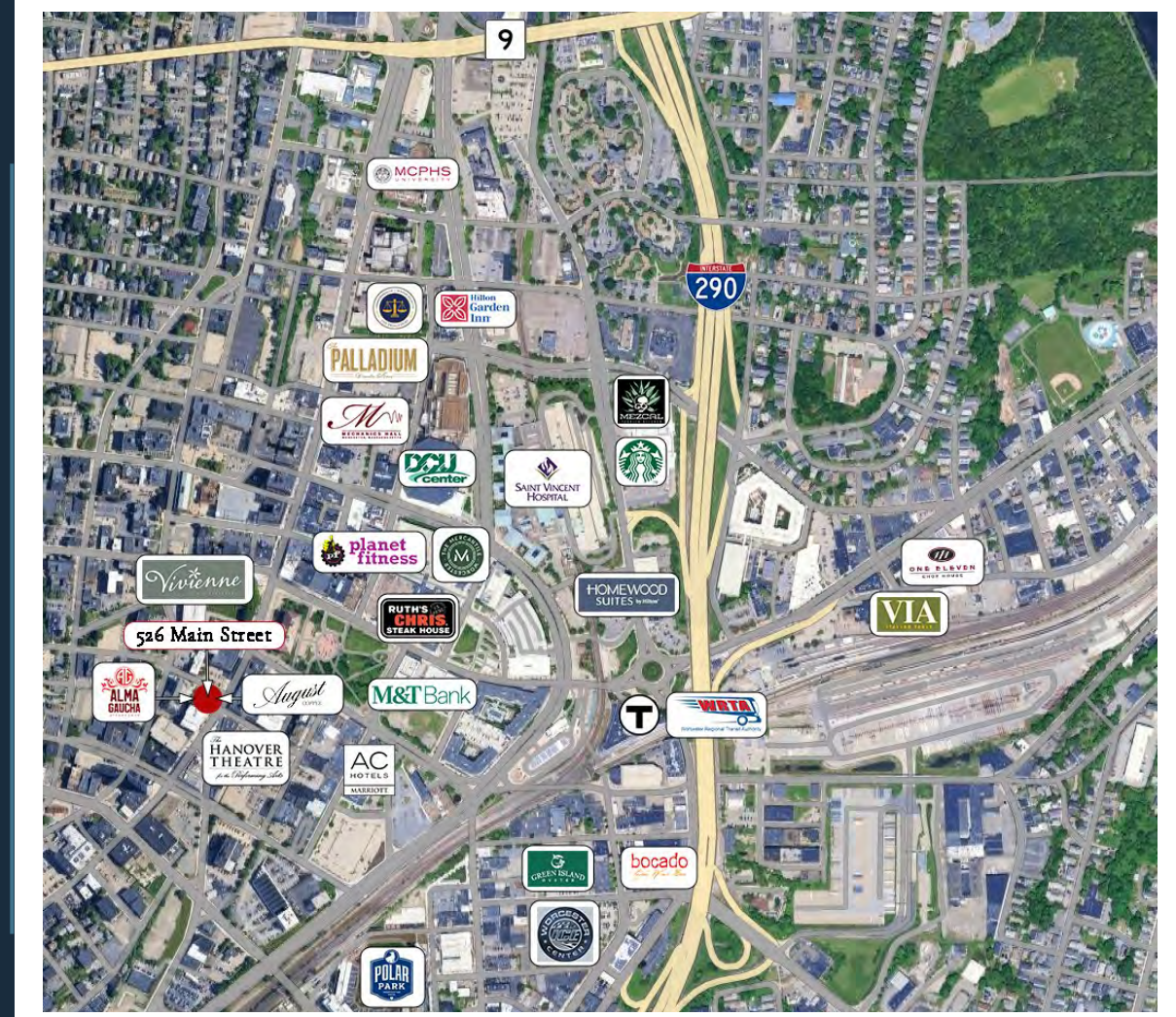
The *advantage* of downtown.

Steps from Worcester's business, legal, government, & cultural destinations.

Immediate access to dining, hospitality, & professional services.

Convenient access to Union Station, major transit connections, & regional highways.

The building's downtown location provides convenient access to Worcester's business, civic, legal, medical, educational, and cultural amenities. Employees and visitors benefit from proximity to restaurants, coffee shops, hotels, public transportation, Union Station, the DCU Center, City Hall, the Worcester District Court, and other major downtown destinations. Parking can be made available at the nearby Federal Garage Plaza, located in very close proximity to the building, providing an important convenience for employees, clients, and guests. With its combination of Class A quality, modern furniture, turnkey condition, downtown accessibility, and nearby parking, the second-floor space at 526 Main Street represents one of the more compelling office leasing opportunities in the Worcester market.



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Request *a tour.*

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