

A photograph of an office space. On the left, there is a glass-walled enclosure. The main office area features two desks with computers and ergonomic chairs. A large oval wooden table with four chairs is in the foreground. Large windows on the right side offer a view of a city street with buildings and a truck. The ceiling has a grid of fluorescent lights and a skylight.

FOR LEASE

162 Harding Street
Worcester, MA 01604

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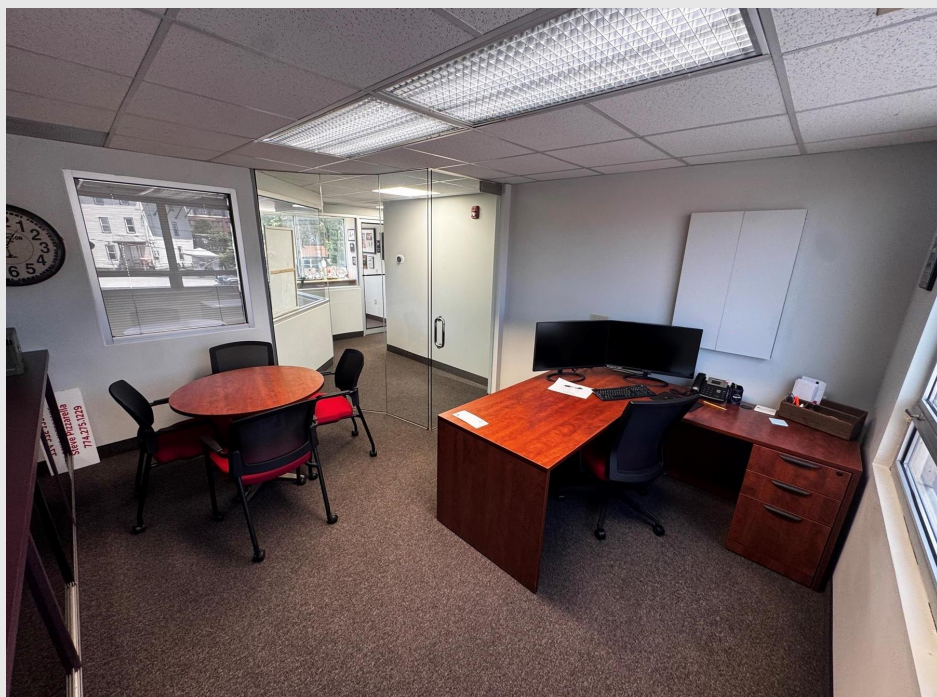
REMAX®

THE SPACE

Location	162 Harding Street Worcester, MA 01604
Size	1,620 SF
Space	Available
Lease Rate	\$2,600 Rent (Monhly)
Lease Type	NNN

HIGHLIGHTS

- Private Offices
- On-Site Parking
- Remodeled



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
46,182	171,348	261,654

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,706	\$94,268	\$110,192

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
18,973	67,360	103,141



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PROPERTY FEATURES

TOTAL TENANTS	3
BUILDING SF	6,758
GLA (SF)	5,642
LAND SF	6,843
YEAR BUILT	1930
YEAR RENOVATED	2023
ZONING TYPE	MG-2
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12

MECHANICAL

HVAC	Central Heat and A/C
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TENANT INFORMATION

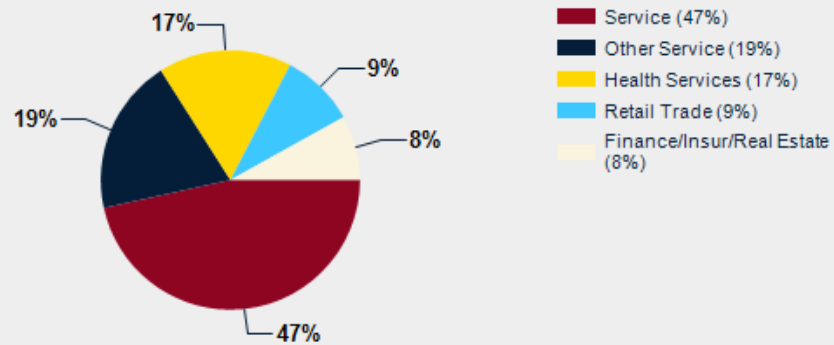
MAJOR TENANT/S	Tasty Bistro
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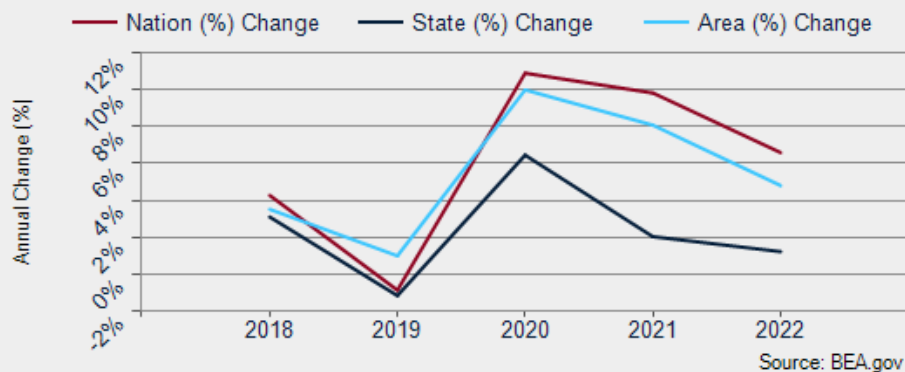
Major Industries by Employee Count

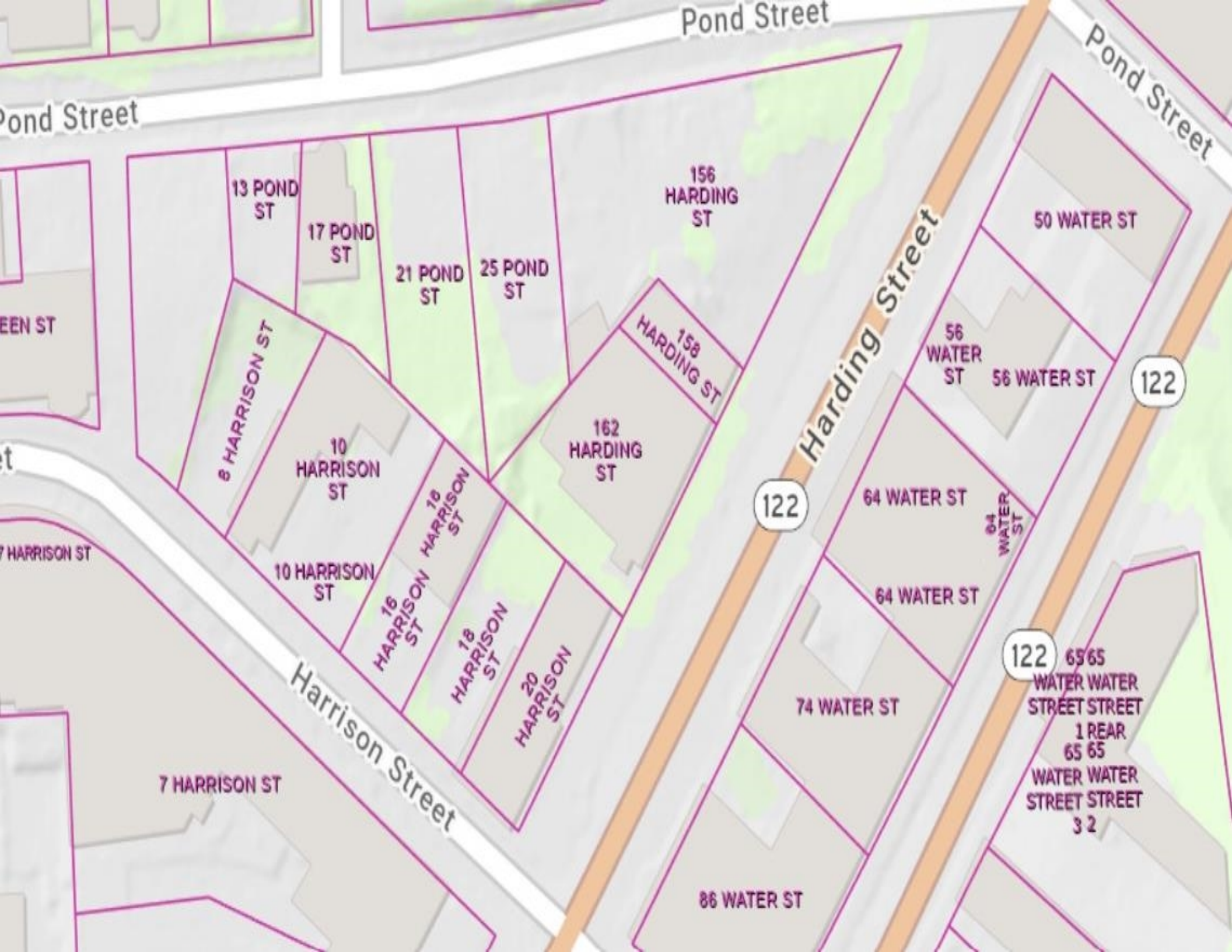


Largest Employers

UMass Memorial Health Care	13,745
City of Worcester	5,473
University of Massachusetts Medical School	4,172
Reliant Medical Group	2,680
Saint Vincent Hospital	2,450
Hanover Insurance	1,800
Saint-Gobain	1,652
Seven Hills Foundation	1,445

Worcester County GDP Trend





Pond Street

Pond Street

Pond Street

REEN ST

et

7 HARRISON ST

7 HARRISON ST

Harrison Street

Harding Street

122

122

122

156
HARDING
ST

13 POND
ST

17 POND
ST

21 POND
ST

25 POND
ST

8 HARRISON ST

10 HARRISON
ST

10 HARRISON
ST

16 HARRISON
ST

18 HARRISON
ST

18 HARRISON
ST

20 HARRISON
ST

158
HARDING ST

162
HARDING
ST

50 WATER ST

56
WATER
ST

56 WATER ST

64 WATER ST

64
WATER
ST

64 WATER ST

74 WATER ST

86 WATER ST

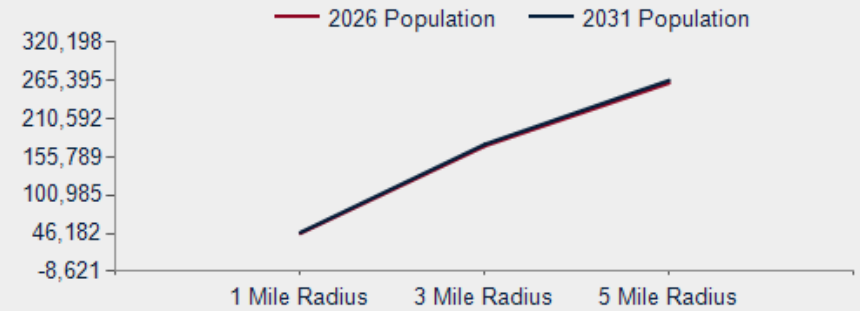
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3 2



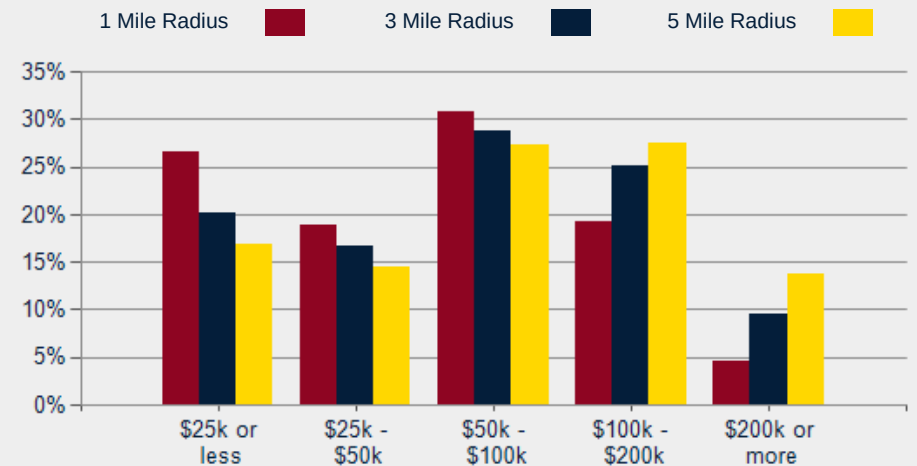


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,494	140,302	217,101
2010 Population	36,322	146,390	227,723
2026 Population	46,182	171,348	261,654
2031 Population	47,463	173,808	265,395
2026 African American	8,822	28,383	37,158
2026 American Indian	443	1,152	1,412
2026 Asian	2,816	14,745	22,941
2026 Hispanic	19,094	47,453	58,420
2026 Other Race	10,619	24,876	30,072
2026 White	16,327	80,973	141,338
2026 Multiracial	7,136	21,158	28,649
2026-2031: Population: Growth Rate	2.75%	1.45%	1.40%

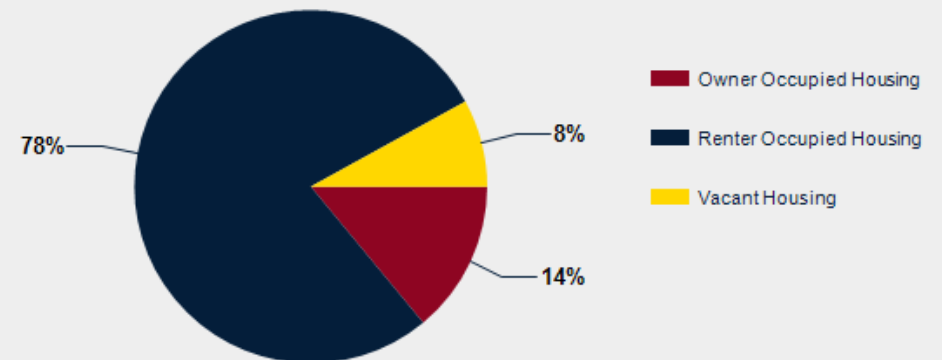
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,278	8,639	10,982
\$15,000-\$24,999	1,758	4,925	6,375
\$25,000-\$34,999	1,019	3,629	5,033
\$35,000-\$49,999	2,546	7,551	9,985
\$50,000-\$74,999	3,620	11,006	15,254
\$75,000-\$99,999	2,238	8,338	12,915
\$100,000-\$149,999	2,567	11,572	18,503
\$150,000-\$199,999	1,083	5,332	9,872
\$200,000 or greater	864	6,369	14,220
Median HH Income	\$56,262	\$69,823	\$81,246
Average HH Income	\$73,706	\$94,268	\$110,192



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

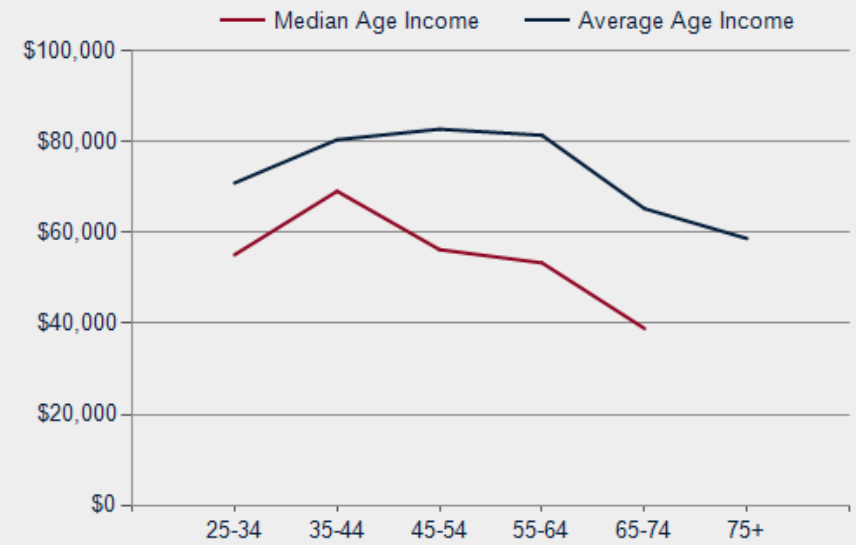
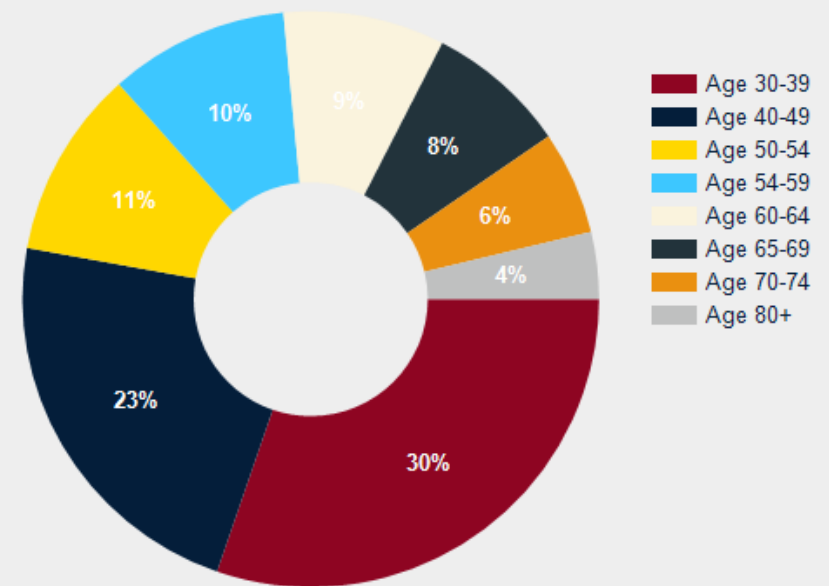


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,087	14,048	20,271
2026 Population Age 35-39	3,497	12,383	18,899
2026 Population Age 40-44	3,035	10,665	16,487
2026 Population Age 45-49	2,623	9,490	14,961
2026 Population Age 50-54	2,648	9,217	14,843
2026 Population Age 55-59	2,521	9,393	15,311
2026 Population Age 60-64	2,272	8,994	15,032
2026 Population Age 65-69	1,977	8,352	13,936
2026 Population Age 70-74	1,454	6,602	11,123
2026 Population Age 75-79	942	4,906	8,415
2026 Population Age 80-84	573	2,853	5,105
2026 Population Age 85+	518	2,943	5,198
2026 Population Age 18+	36,452	139,657	212,430
2026 Median Age	34	35	37
2031 Median Age	35	37	39

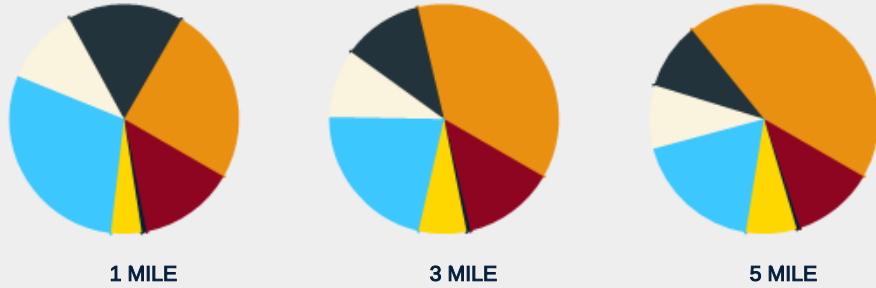
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,136	\$64,698	\$73,555
Average Household Income 25-34	\$70,966	\$85,395	\$98,296
Median Household Income 35-44	\$69,140	\$82,620	\$96,072
Average Household Income 35-44	\$80,490	\$109,248	\$125,844
Median Household Income 45-54	\$56,281	\$85,157	\$102,561
Average Household Income 45-54	\$82,818	\$110,290	\$134,247
Median Household Income 55-64	\$53,363	\$84,681	\$103,785
Average Household Income 55-64	\$81,464	\$109,168	\$129,246
Median Household Income 65-74	\$38,917	\$60,429	\$70,075
Average Household Income 65-74	\$65,308	\$86,575	\$98,766
Average Household Income 75+	\$58,723	\$66,103	\$72,538

Population By Age



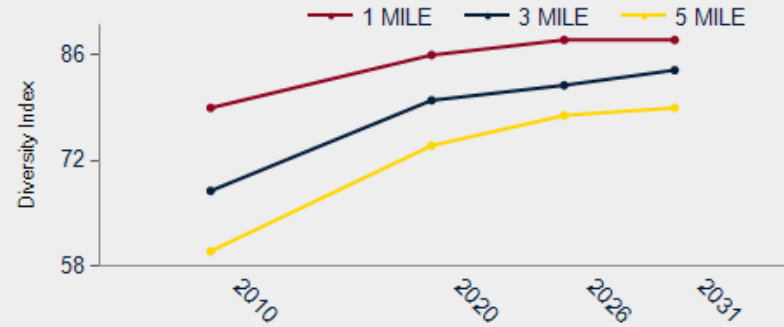
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	84	79
Diversity Index (current year)	88	82	78
Diversity Index (2020)	87	80	75
Diversity Index (2010)	79	68	60

POPULATION BY RACE



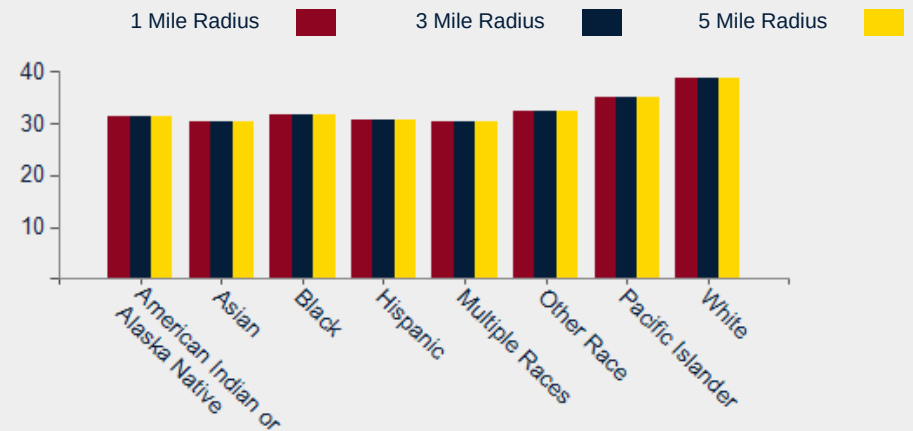
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	13%	12%
American Indian	1%	1%	0%
Asian	4%	7%	7%
Hispanic	29%	22%	18%
Multiracial	11%	10%	9%
Other Race	16%	11%	9%
White	25%	37%	44%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	34	35
Median Asian Age	30	33	34
Median Black Age	32	31	32
Median Hispanic Age	31	30	30
Median Multiple Races Age	30	30	30
Median Other Race Age	32	33	33
Median Pacific Islander Age	35	41	46
Median White Age	39	40	44

2026 MEDIAN AGE BY RACE



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Exclusively Marketed by:



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