

ONLY 1
SPACE
REMAINING!



PRIME RETAIL SPACE | NEWLY RENOVATED | CENTRAL LOCATION



Iconic hospitality opportunity located in the heart of Worcester's Arts & Entertainment District. Formerly home to Muse Cocktail Bar, this fully built-out restaurant and bar space offers an established operational layout with substantial basement prep and storage space already in place—significantly reducing startup costs and accelerating time-to-open.

Positioned directly across from the renowned The Hanover Theatre for the Performing Arts, the property benefits from consistent pre-show and post-show traffic generated by one of New England's premier entertainment venues. The Landlord is open to providing a Tenant Improvement Allowance for qualified operators seeking to bring a new hospitality or entertainment concept to this high-visibility downtown location.

SPACE HIGHLIGHTS

- 1,945 SF built Bar or Lounge Space w/ 1,600 SF basement
- 18,000+ cars per day drive by this location
- Directly across from the Hanover Theatre

SECOND-GENERATION RESTAURANT / BAR SPACE

ABOUT THE PROPERTY

Use:	Food & Beverage / Hospitality/ Restaurant / Bar / Entertainment Venue
Size:	-33,226 SF Total (31,945 SF Built-Out Bar & Dining Space + 31,600 SF Basement Storage & Prep Space)
Rent/Term:	\$24.00 PSF NNN
Zoning:	MUI (Mixed-Use-Infill)
Availability:	Immediate

LOCATION BENEFITS

- Located in the heart of Downtown Worcester's Arts & Entertainment District
- Positioned directly across from The Hanover Theatre for the Performing Arts
- Strong foot traffic driven by entertainment, dining, and nightlife activity
- Situated along one of Worcester's busiest commercial corridors with 18,000+ vehicles daily
- Surrounded by restaurants, bars, hotels, and cultural attractions
- Worcester continues to experience significant downtown investment and revitalization
- Excellent opportunity for destination dining and entertainment concepts

RETAIL SPACE PLAN

