

# FOR SALE & FOR LEASE

# 267 SHREWSBURY STREET

*Worcester, MA 01604*



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**PROPERTY DESCRIPTION**

Kelleher & Sadowsky is pleased to present 267 Shrewsbury Street, in Worcester, MA, as available for sale and for lease. This well-located specialty medical office building was most recently occupied by DaVita Kidney Care and used as a specialty dialysis center and is located right off of I-290 in Worcester’s Central Business District “CBD”. Being so close to the highway, 267 Shrewsbury Street provides quick and easy access to I-290, I-190, the Mass Pike, Route 9, and all local amenities. 267 Shrewsbury Street is also located just down the street from UMass Chan Medical School, UMass Memorial Health Hospital, AbbVie, Wuxi Biologics, St. Vincent Hospital, and The Reactory Life Science Park. Call us today to schedule a tour!

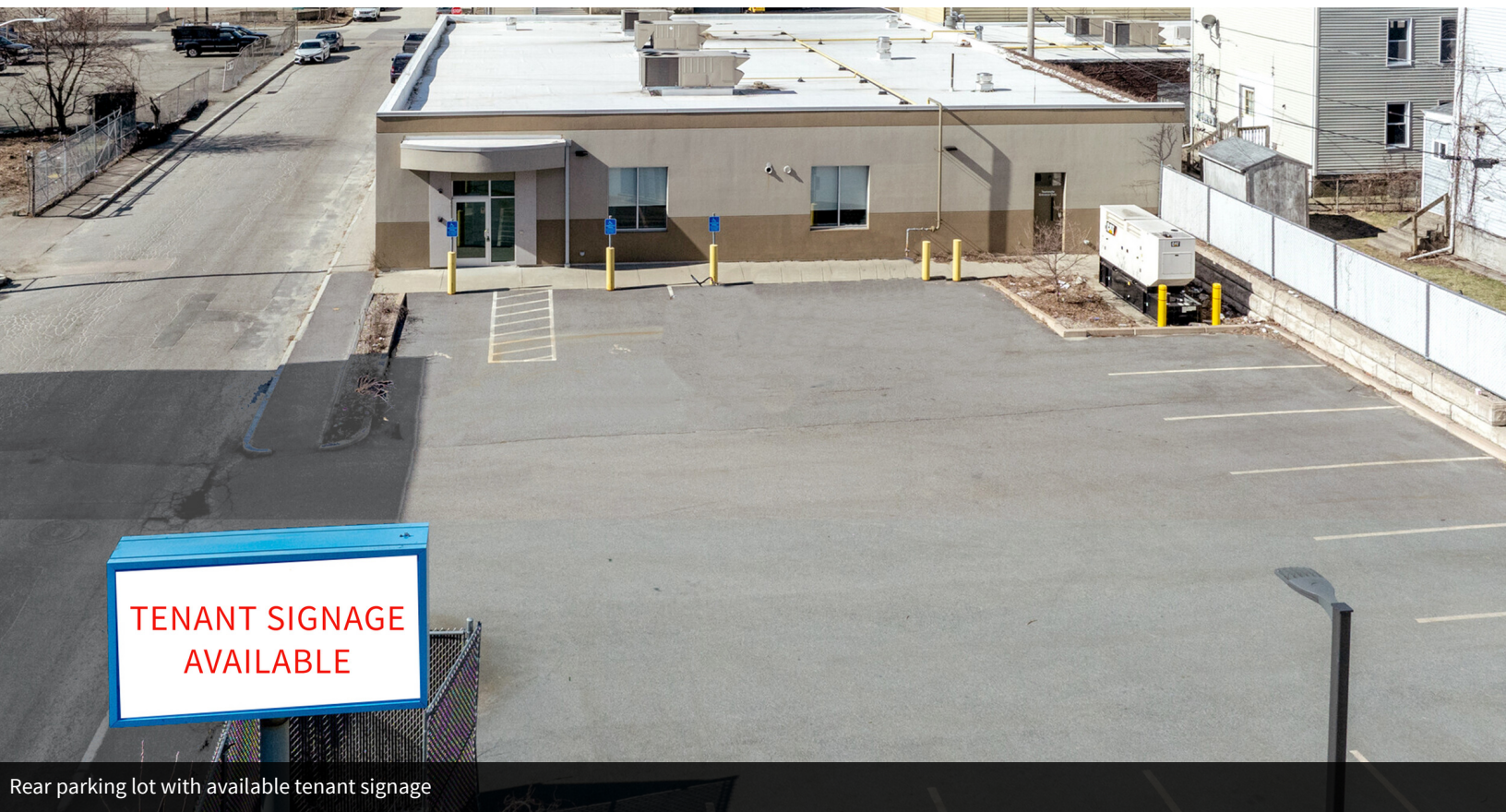
**OFFERING SUMMARY**

Sale Price:	\$3,450,000
Lease Rate:	\$27.00/SF (NNN)
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Available SF:	11,940 SF
Building Size:	11,940 SF
Zoning:	MG-2
Renovated:	2017
Parking:	16 off-street, on-street parking on Shrewsbury St. & Nebraska St.
Utilities:	City water/sewer, central HVAC, natural gas

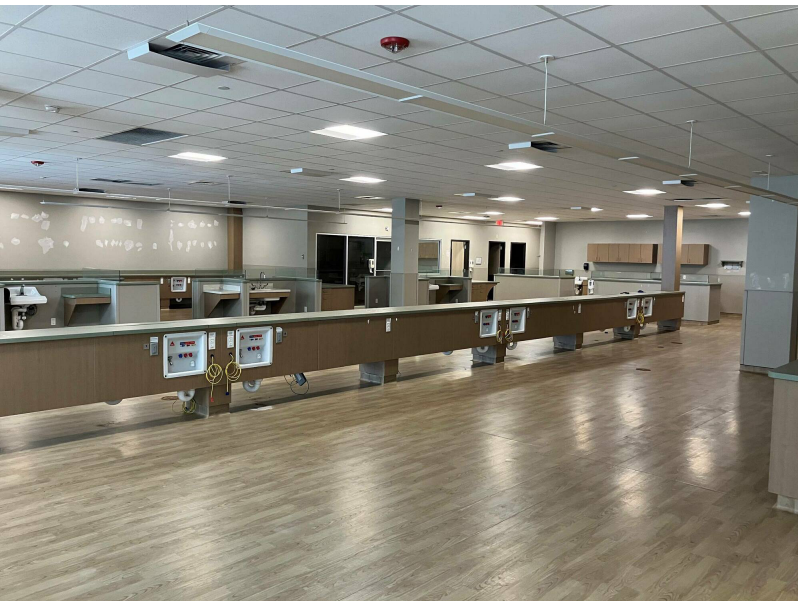
<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	9,669	63,572	100,551
Total Population	23,497	163,109	261,706
Average HH Income	\$79,482	\$86,949	\$103,058



Shrewsbury Street facing façade



Rear parking lot with available tenant signage



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Location Map

