

● THE NORTHWORKS BUILDING • 108 GROVE STREET
WORCESTER, MA

Historic Character. Modern Workplace.

Discover office space that blends historic character with modern functionality at Northworks, Worcester's iconic brick-and-beam office building. Featuring updated finishes, on-site parking and management, and a highly accessible location near downtown amenities and major highways.



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Built on *history*. *Designed* for business.

Kelleher & Sadowsky Associates, Inc., is pleased to introduce professional office space available at 108 Grove Street in Worcester, Massachusetts. This historic building, known locally as the “Northworks”, offers a variety of office suites available for a variety of users with modern updated finishes within a brick & beam setting. The Northworks building offers convenient, on-site parking availability, on-site property management and is home to medical & professional businesses.



On-site
PARKING AVAILABLE

On-site
PROPERTY MANAGEMENT

On-site
DINING OPTIONS



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Building *specifications.*

ELEVATOR	Yes
SPRINKLERED	Yes
SIGNAGE	Available on marquee pylon sign
PROPERTY MANAGEMENT	On-site professional management
PARKING	On-site parking available



Visualize your future workspace.

AVAILABLE OFFICE SUITES: \$18—\$24/RSF (NET OF TENANT'S ELECTRIC & GAS)



LL #16 ±1,703 RSF
2 private offices, 1 conference room, welcome & reception area, coffee/
break area, and supply room

LL #10 ±1,128 RSF
2 private offices, open workstation space

LL # 13 ±1,000 RSF
3 private offices, small welcome area

Suite 200 ±2,569 RSF
7 private offices, 2 conference rooms, private bathroom, kitchenette
& break room, reception area

Suite 305 ±1,019 RSF
Large, open room

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Access without compromise.

The Northworks Building is located on the north side of downtown Worcester amongst area amenities that include Institute Park, WPI, the Worcester Art Museum, multiple banks, restaurants, and hotels. In addition, the available spaces provide quick & convenient highway access to all points throughout Central Massachusetts with easy access to I-290, I-190 and Route 9.

DRIVE TIMES

Boston • 50 min

Providence • 45 min

Hartford • 50 min

MAJOR CORRIDORS

I-290 • 2 min

I-190 • 5 min

I-90 (Mass Pike) • 10 min

Route 9 • 5 min



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Request *a tour.*

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