



FOR LEASE

25 Harvard Street
Worcester, MA 01609

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REMAX[®]

THE SPACE

Location	25 Harvard Street Worcester, MA 01609
Size	925 SF
Space	Available
Lease Rate	\$3,100 Rent (Monhly) - Gross lease terms
Lease Type	Gross

Notes Gross lease terms simplify occupancy by including common operating expenses, while ample off-street parking provides convenience for both employees and clients.

HIGHLIGHTS

- Private Offices
- Conference Room
- Kitchen
- Off-Street Parking



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
35,845	182,631	261,616

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$66,588	\$95,361	\$110,086

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
15,024	71,600	102,895



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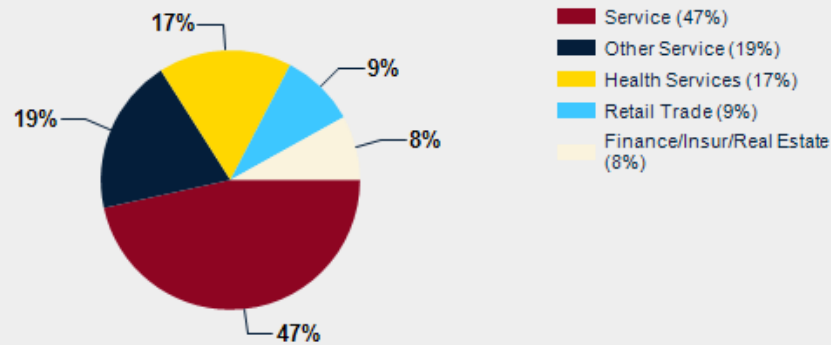
RE/MAX Partners
164 Harding Street, Worcester, MA 01604

PROPERTY FEATURES

BUILDING SF	8,971
GLA (SF)	4,269
LAND SF	8,269
YEAR BUILT	1900
ZONING TYPE	BO-1
NUMBER OF PARKING SPACES	4



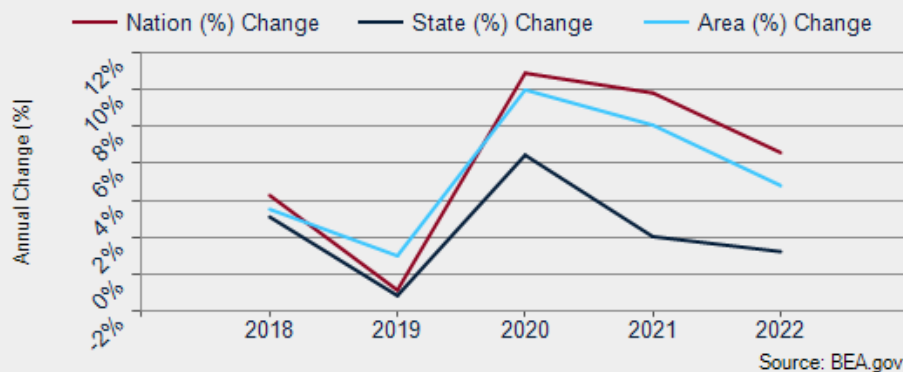
Major Industries by Employee Count

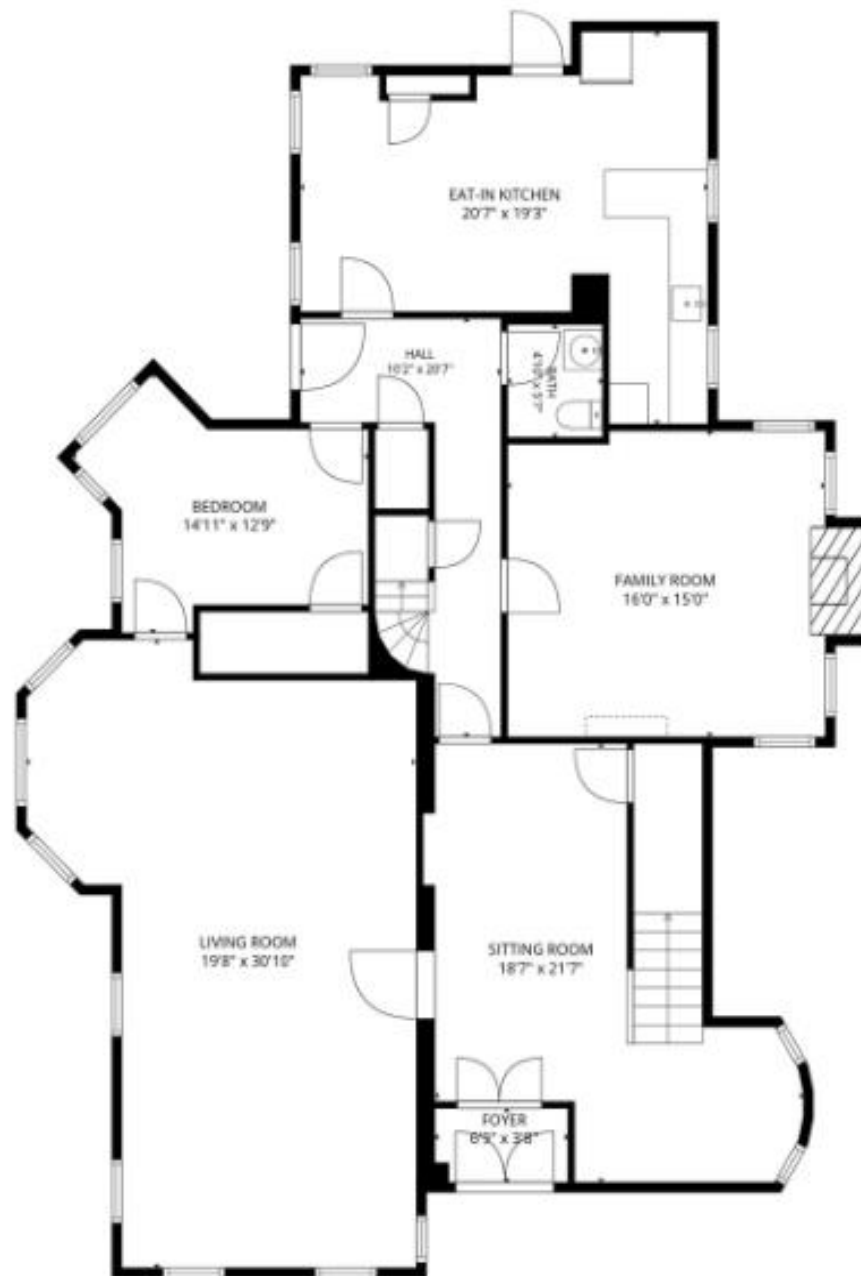


Largest Employers

UMass Chan Medical School	5,000-9,000
MSC Industrial Supply Co.	5,000-9,000
Community Healthlink, Inc.	1,000-4,999
Fallon Health	1,000-4,999
The Hanover Insurance Company, Inc.	1,000-4,999
Saint Vincent Hospital	1,000-4,999
Saint-Gobain	1,000-4,999
UMass Memorial Health Care	20,000+

Worcester County GDP Trend





TOTAL: 1716 sq. ft

1st floor: 1716 sq. ft

EXCLUDED AREAS: FIREPLACE: 12 sq. ft, WALLS: 102 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Dix Street

543-4

1 DIX ST

1 DIX ST

25
HARVARD
STREET

23
HARVARD
STREET

0 LINDEN ST

21B
HARVARD
STREET

0 HARVARD ST

19 HARVARD ST

Harvard Street

16 16
HARVARD
STREET HARVARD
STREET
1

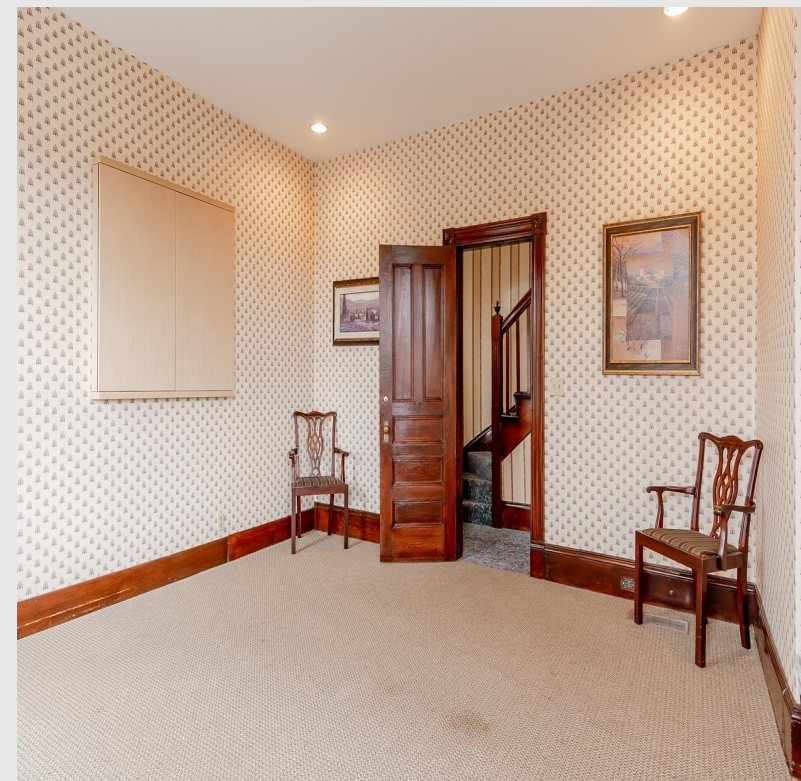
26 HARVARD ST

Linden Street



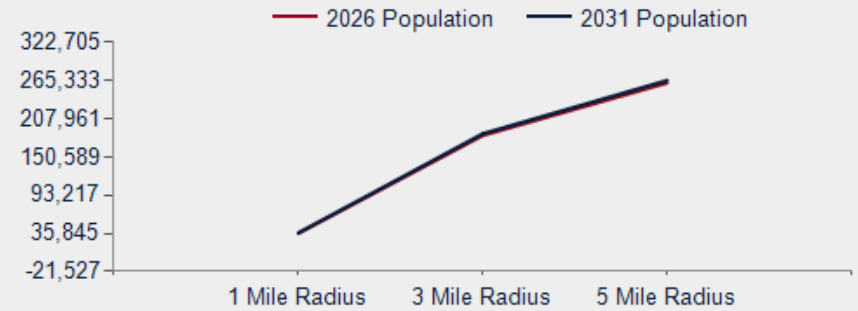




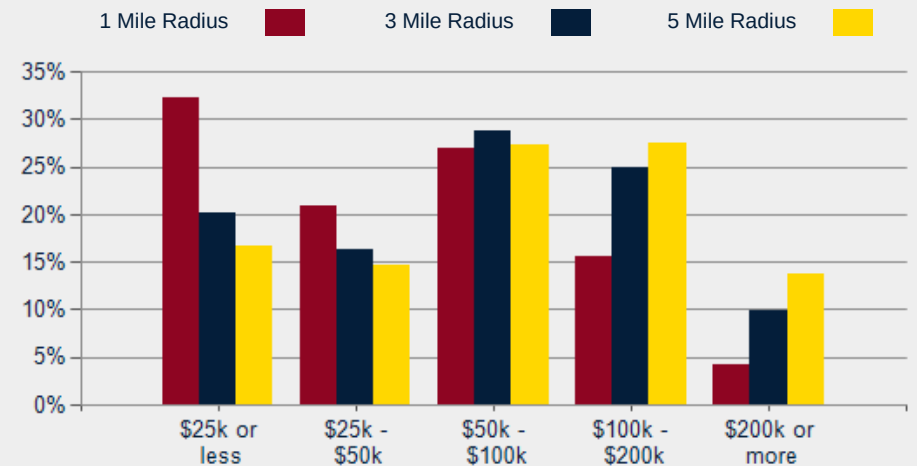


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,623	150,297	215,743
2010 Population	29,599	156,605	226,868
2026 Population	35,845	182,631	261,616
2031 Population	36,784	185,443	265,333
2026 African American	6,130	31,087	37,536
2026 American Indian	349	1,220	1,419
2026 Asian	2,782	14,872	22,656
2026 Hispanic	12,781	50,066	58,579
2026 Other Race	6,704	26,173	30,138
2026 White	14,686	87,133	141,148
2026 Multiracial	5,178	22,075	28,635
2026-2031: Population: Growth Rate	2.60%	1.55%	1.40%

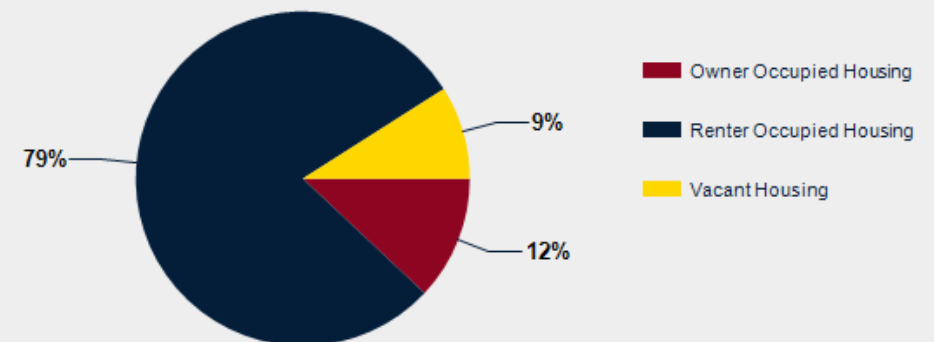
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,206	9,234	10,959
\$15,000-\$24,999	1,637	5,201	6,264
\$25,000-\$34,999	943	3,707	5,010
\$35,000-\$49,999	2,205	7,910	9,973
\$50,000-\$74,999	2,385	11,767	15,199
\$75,000-\$99,999	1,678	8,823	12,889
\$100,000-\$149,999	1,503	12,314	18,501
\$150,000-\$199,999	834	5,580	9,889
\$200,000 or greater	635	7,065	14,211
Median HH Income	\$46,806	\$70,191	\$81,438
Average HH Income	\$66,588	\$95,361	\$110,086



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

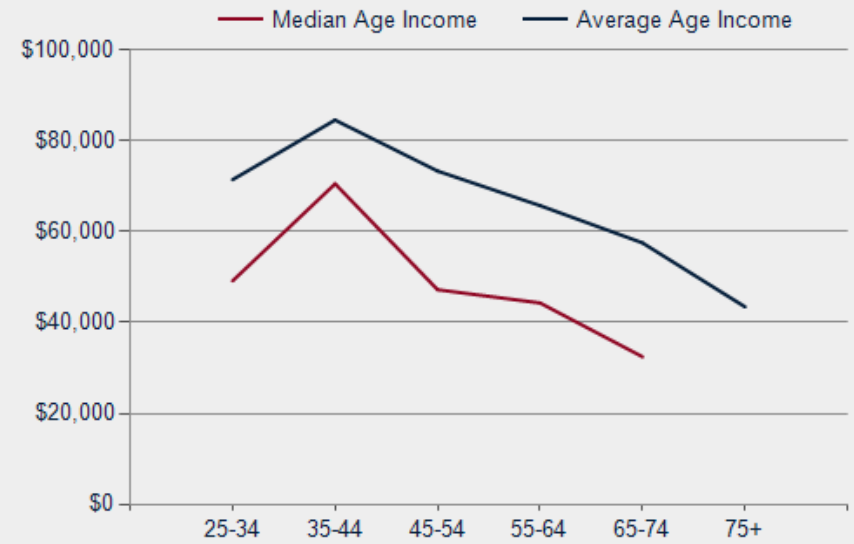
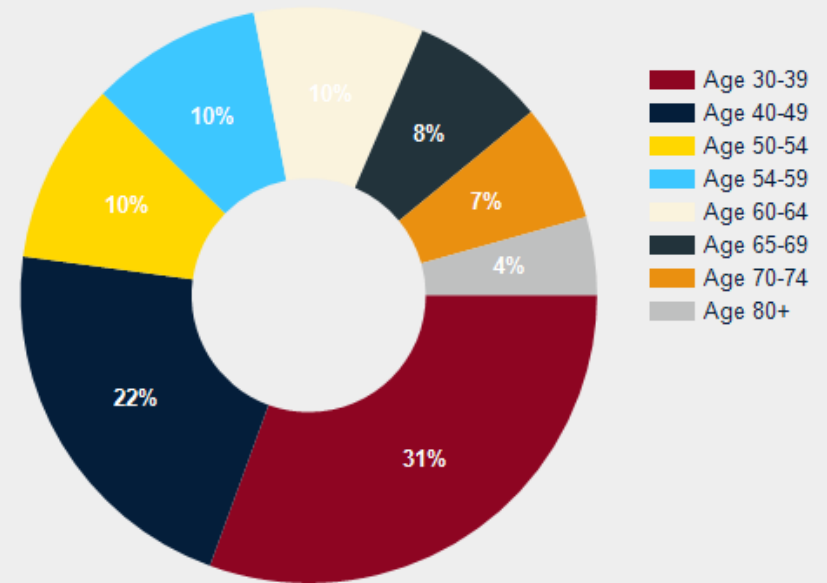


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,978	14,703	20,106
2026 Population Age 35-39	2,392	13,102	18,896
2026 Population Age 40-44	2,073	11,277	16,493
2026 Population Age 45-49	1,718	9,983	14,938
2026 Population Age 50-54	1,790	9,840	14,797
2026 Population Age 55-59	1,684	9,901	15,236
2026 Population Age 60-64	1,674	9,661	15,020
2026 Population Age 65-69	1,327	8,964	13,940
2026 Population Age 70-74	1,158	7,111	11,172
2026 Population Age 75-79	771	5,311	8,391
2026 Population Age 80-84	532	3,074	5,150
2026 Population Age 85+	509	3,226	5,232
2026 Population Age 18+	29,738	148,724	212,212
2026 Median Age	31	35	37
2031 Median Age	32	37	39

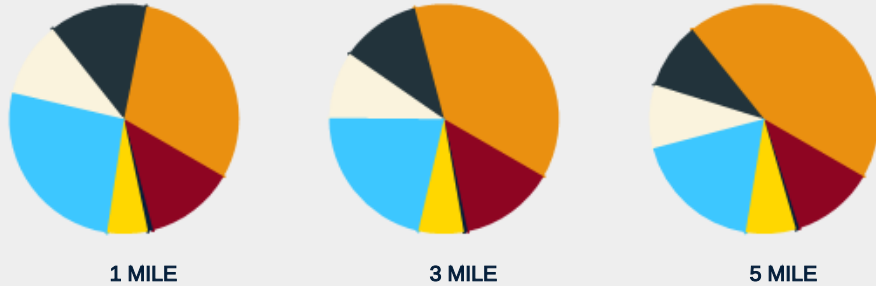
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,187	\$64,919	\$73,671
Average Household Income 25-34	\$71,479	\$85,877	\$98,087
Median Household Income 35-44	\$70,558	\$82,665	\$96,492
Average Household Income 35-44	\$84,607	\$109,220	\$125,764
Median Household Income 45-54	\$47,238	\$84,261	\$102,236
Average Household Income 45-54	\$73,378	\$111,019	\$133,366
Median Household Income 55-64	\$44,313	\$85,477	\$103,983
Average Household Income 55-64	\$65,766	\$112,136	\$129,025
Median Household Income 65-74	\$32,454	\$61,110	\$70,648
Average Household Income 65-74	\$57,549	\$88,133	\$99,352
Average Household Income 75+	\$43,455	\$67,631	\$73,256

Population By Age



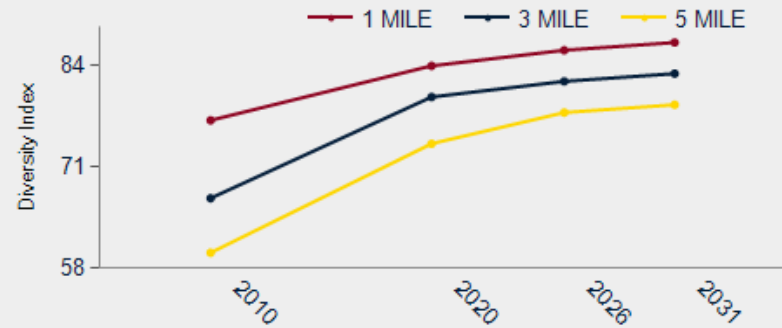
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	83	79
Diversity Index (current year)	86	82	78
Diversity Index (2020)	85	80	75
Diversity Index (2010)	77	67	61

POPULATION BY RACE



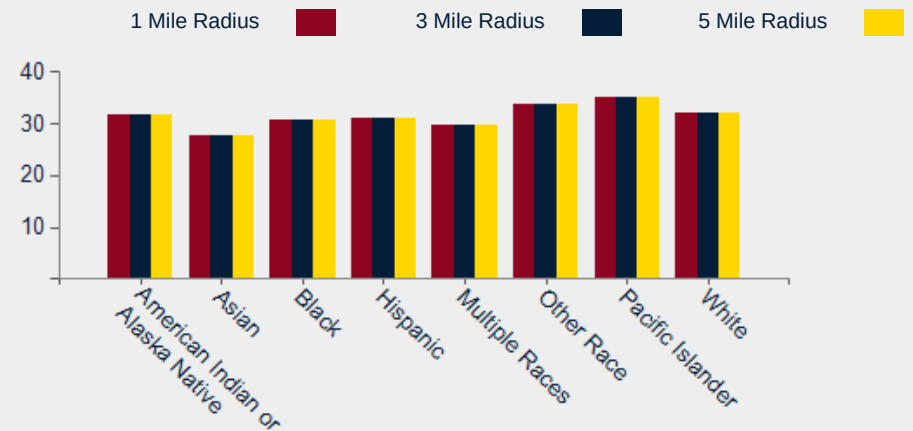
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	13%	13%	12%
American Indian	1%	1%	0%
Asian	6%	6%	7%
Hispanic	26%	22%	18%
Multiracial	11%	9%	9%
Other Race	14%	11%	9%
White	30%	37%	44%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	34	35
Median Asian Age	28	33	34
Median Black Age	31	32	32
Median Hispanic Age	31	30	30
Median Multiple Races Age	30	30	30
Median Other Race Age	34	33	33
Median Pacific Islander Age	35	44	45
Median White Age	32	40	44

2026 MEDIAN AGE BY RACE



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Exclusively Marketed by:



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