

**NEW TO MARKET:
PRE-BUILT OFFICE
SUITES!**

ABOUT THE PROPERTY

Use:	Professional Office / Creative Office
Size:	Suite E: - 1,014 SF
Rent/Term:	\$21 PSF MG (Modified Gross)
Zoning:	Downtown Mixed-Use / Commercial
Availability:	Immediate Possession

WORCESTER'S MOST VIBRANT NEW NEIGHBORHOOD!

554 MAIN STREET (2ND FLOOR) | WORCESTER, MA

LEASING OPPORTUNITY OVERVIEW

Modern second-floor office suite available for immediate occupancy within one of Downtown Worcester's most prominent mixed-use buildings. This warm lit shell space features an existing built-out private office, open collaborative workspace, and the flexibility to add additional offices or conference rooms to suit tenant needs.

Offered at a competitive \$21 PSF Modified Gross lease structure, the suite provides a cost-effective opportunity for growing businesses seeking a professional downtown address with minimal buildout timelines and simplified occupancy costs.

TRANSIT & PARKING

- Approx. 0.5 miles from Worcester Union Station with MBTA Commuter Rail access to Boston
- Accessible via Worcester Regional Transit Authority (WRTA) bus routes
- Convenient access to I-290, Route 9, and Downtown Worcester commuter routes
- Public parking garages and surface lots immediately adjacent to the building
- Walkable downtown environment

Joe Martin

President of Sales
info@menkitigroup.com
508-713-9684



