

# FOR LEASE

## CLASS A OFFICE SPACE

427 MAIN STREET, WORCESTER,  
MA 01608



**Kelleher  
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

**WILLIAM D. KELLEHER, IV**

**Principal**

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

**PAUL MATT**

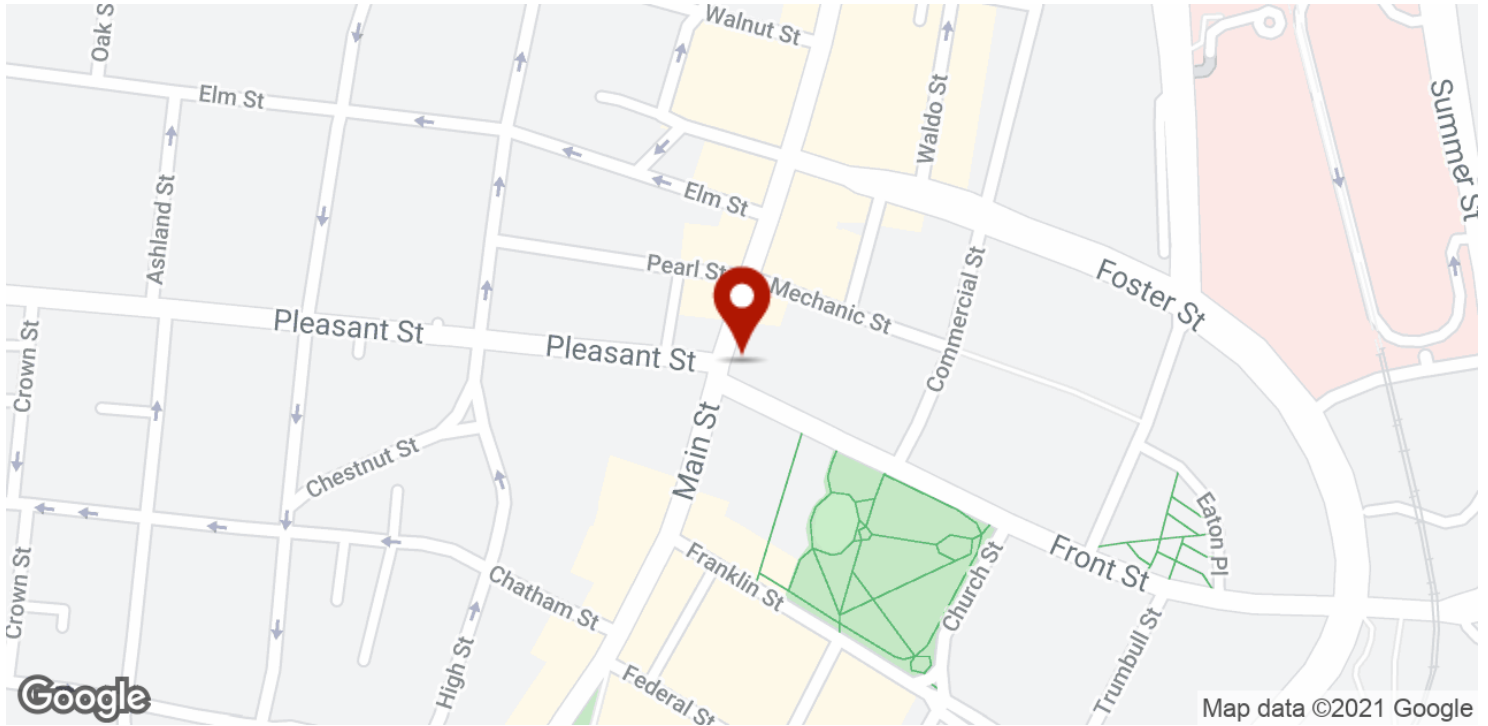
**Vice President**

pmatt@kelleher-sadowsky.com

O: 508.635.6781

C: 508.846.8800

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Property Type: Office

Building Size: 16,148 SF

Available SF: 2nd Floor Suite: 4,756 SF  
3rd Floor Suite: 4,400 SF

Lease Rate: \$22.50 SF/yr (+ Electric)

### PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to offer two office suites, located at 427 Main Street in Worcester. This Class A administrative office space was most recently occupied on the second floor by Harvard Pilgrim Health Care, and Steward Healthcare on the third floor. Both spaces offer high-end finishes, furniture, and building signage opportunities. The building is located in the heart of the Worcester Central Business District, at the intersection on Main Street & Front Street. Nearby amenities include Dunkin' Donuts, located in the building; Fuel America; Spoodles Delicatessen; 110 Grill; Revolution Pint & Pie; Craft Table and Brew on the Common. The building is also adjacent to City Hall and within walking distance of the Worcester District Court the United States Federal Courthouse.



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal  
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

### WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

### PAUL MATT

Vice President

pmatt@kelleher-sadowsky.com

O: 508.635.6781

C: 508.846.8800

FOR LEASE | CLASS A OFFICE SPACE

## ADDITIONAL PHOTOS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal  
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

**WILLIAM D. KELLEHER, IV**

Principal  
wkelleher@kelleher-sadowsky.com  
O: 508.635.6785  
C: 508.596.5395

**PAUL MATT**

Vice President  
pmatt@kelleher-sadowsky.com  
O: 508.635.6781  
C: 508.846.8800

## ADDITIONAL PHOTOS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal  
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

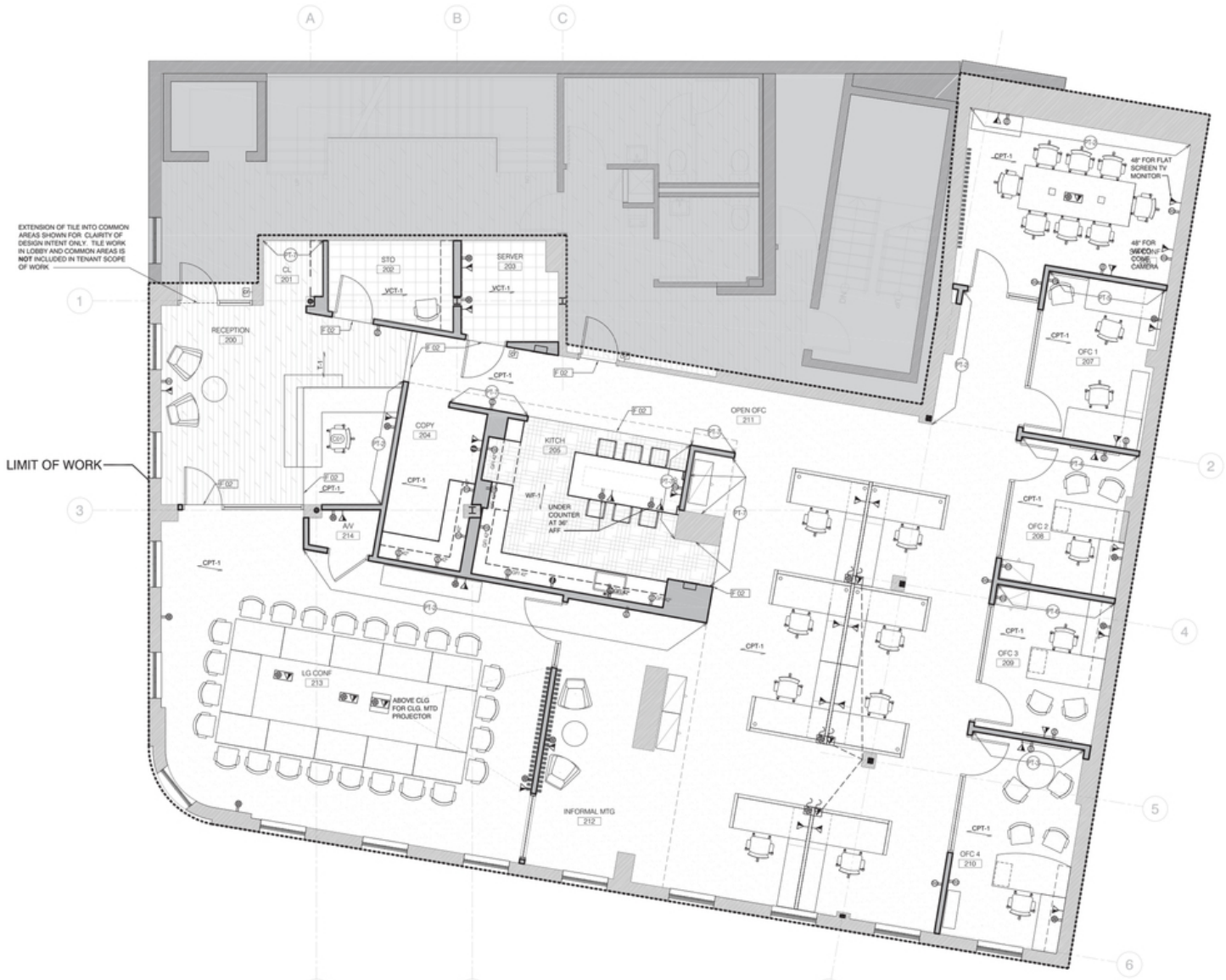
**WILLIAM D. KELLEHER, IV**

Principal  
wkelleher@kelleher-sadowsky.com  
O: 508.635.6785  
C: 508.596.5395

**PAUL MATT**

Vice President  
pmatt@kelleher-sadowsky.com  
O: 508.635.6781  
C: 508.846.8800

# SECOND FLOOR SUITE 4,756 SF



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal  
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

**WILLIAM D. KELLEHER, IV**

Principal  
wkelleher@kelleher-sadowsky.com  
O: 508.635.6785  
C: 508.596.5395

**PAUL MATT**

Vice President  
pmatt@kelleher-sadowsky.com  
O: 508.635.6781  
C: 508.846.8800

# THIRD FLOOR SUITE 4,400 SF



3RD FLOOR:  
GROSS AREA: 3440 SF  
OCCUPANCY: 35 MAX. OCCUPANTS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal  
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

**WILLIAM D. KELLEHER, IV**

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

**PAUL MATT**

Vice President

pmatt@kelleher-sadowsky.com

O: 508.635.6781

C: 508.846.8800