

THE CHASE BUILDING

PRIME OFFICE & RETAIL FOR LEASE ON
THE COMMONS

44 FRONT STREET
WORCESTER, MA 01608

**AVAILABLE:**

±640 TO ±10,000 SF

USES:

Office, Retail & Residential

LEASE RATE:

\$20-\$28 PSF Gross

LOCATION:

Overlooking Worcester Common, the Chase Building nestles in the heart of Worcester's business district on the grid, only three quarters of a mile from Worcester's main artery I-290 and a quarter mile from commuter lines and regional buses.

SUMMARY:

The Chase Building has ground level retail on the Commons and four floors of prime downtown office space. Coming in 2020, this historic property will house two floors of modern penthouse apartments for Worcester's business class.



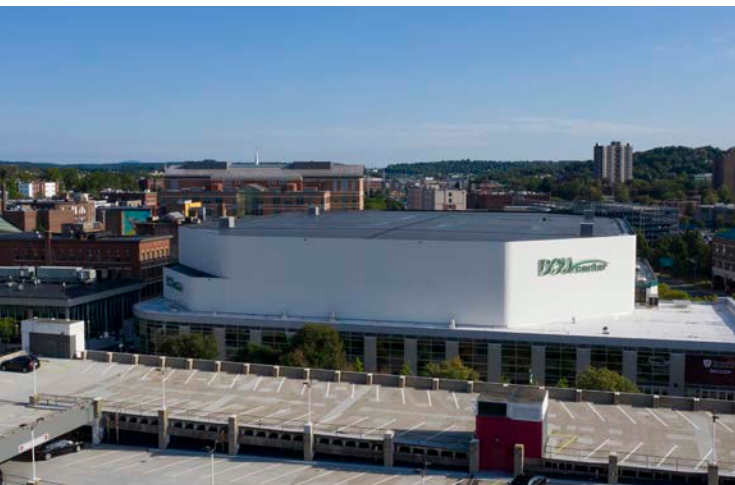
Northeast Properties
25 Commercial Street Suite 400
Worcester, MA 01608
www.northeastproperties.org

(508) 757-0499 ext. 100
commercial.northeastproperties@gmail.com

S P A C E F O R L E A S E

Prime Office & Retail For Lease on the Commons

PHOTOS, VIEWS & RENDERINGS



WHY WORCESTER



Nothing compares to Worcester in 2019. Over the last decade New England's second largest city has seen a revitalization like no other—with the Wall Street Journal, NPR and other national media taking notice.

Worcester has always been a forward-thinking town full of inspired business people and creatives. Year after year WPI, MCPHS, Clark, Becker, Holy Cross, Assumption & Worcester State host a force of young techies & entrepreneurs who reinvest in the community.

First came the trendy dining spots in 2006. North Main Street and the Canal District saw small patches of reimagined buildings with novel restaurants and retail shops during this time. Then came Mass College of Pharmacy in full force in 2009. Downtown began booming with even more international students filling the burgeoning businesses that had now begun to take

root. Regional and national real estate investors took notice and one by one buildings began renovation along the business corridor on Main Street.

Soon the facelift hit Worcester Common one block at a time until it has developed into the city's Live, Work, Play zone with residential developments, Class-A office space and all the amenities that the young top talent of today are asking for—at just a fraction of the Boston prices.

Worcester proudly invites all who believe in the dream to come join us - at a half to a third of the Boston rates. With the Worcester Red Sox & more relocating to the city this year, is this the time for your business to get in on New England's fastest rising star?

Don't miss a beat. Call now.

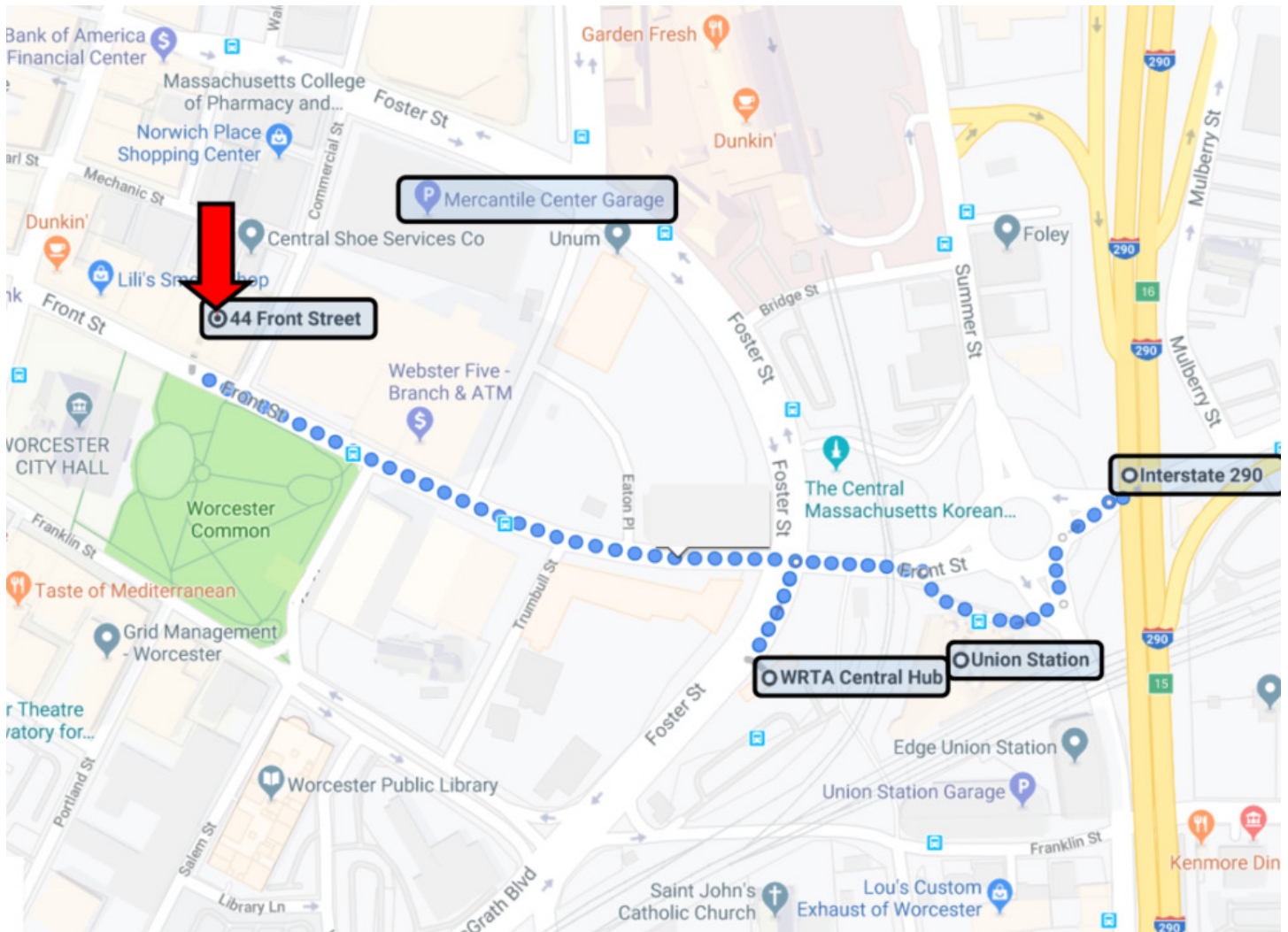


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PROXIMITY TO TRANSIT & PARKING



PROPERTY INFO:

- Overlooks City Hall & Worcester Commons which is patrolled by horse & motorcycle
- 24/7 on-site Security
- 24/7 Maintenance
- 4,000+ Public Parking Spaces within 1/4 mile
- In the heart of Worcester's Business District
- Surrounded by 5-star dining & entertainment
- Walking distance to commuter line & central bus hub