

MEDICAL OFFICE BUILDING FOR LEASE



48 ELM STREET | WORCESTER, MA

Medical Office Building for Lease

48 Elm St | Worcester, MA 01609

NAI Glickman Kovago & Jacobs



Medical office building **for lease**

PROPERTY DESCRIPTION

NAI Glickman Kovago and Jacobs is please to announce 48 Elm Street in Worcester, MA, for lease. 48 Elm Street is a first class, 2-story, 17,320 +/- square foot medical office building. The usable area of the building totals 16,275 +/-square feet, is masonry framed, sided with brick and decorative block, and covered by a flat rubber membrane roof. The overall building is in very good condition and the common areas are tastefully decorated. It is situated on a 1.1+/-acre parcel that has a total of 68 parking spaces (4.5+/- spaces per 1,000 sf). Public water and sewer connected. Currently there is a periodontist leasing 3,810 SF through 2024. There is presently about 2,400 sf of space available on the top floor and 7,000 sf on the bottom floor.

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (Gross)
Building Size:	16,602 SF
Available SF:	2,381 - 7,000 SF
Lot Size:	48,835 Acres
Number of Units:	6
Year Built:	1965
Zoning:	BO-1

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1 Mercantile Street Suite 510 | Worcester, MA 01608

James Keogh

774.239.5151

jkeogh@glickmankovago.com

Alexis Brissette

508.868.6182

abrissette@glickmankovago.com

Exterior Photos

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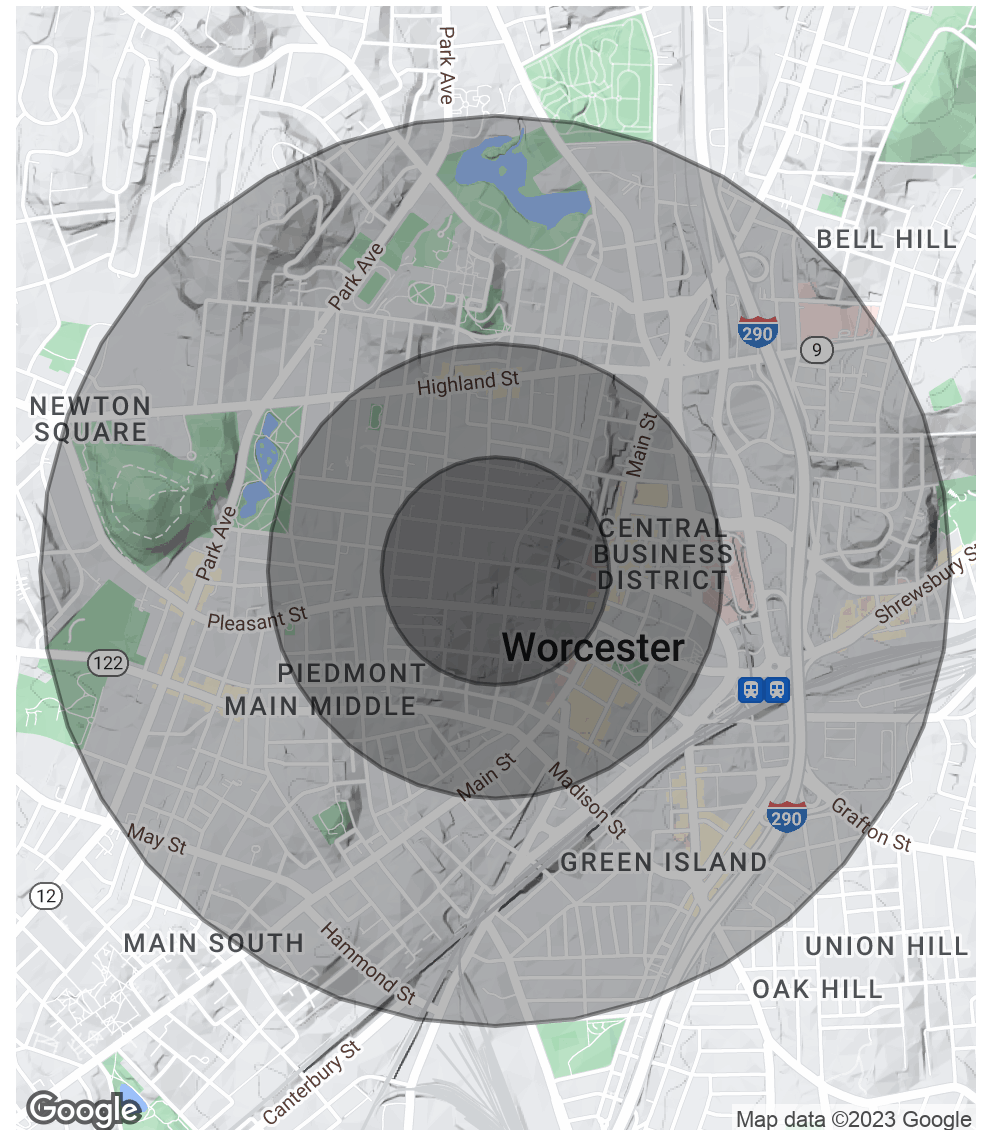
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,210	10,447	32,429
Average Age	35.4	34.0	32.9
Average Age (Male)	32.0	31.5	30.8
Average Age (Female)	38.0	39.1	35.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,828	5,503	14,347
# of Persons per HH	1.8	1.9	2.3
Average HH Income	\$42,931	\$35,977	\$43,246
Average House Value	\$82,965	\$52,127	\$91,948

* Demographic data derived from 2020 ACS - US Census



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GET IN TOUCH



JAMES KEOGH
Vice President

774.239-5151
jkeogh@glickmankovago.com



LEXI BRISSETTE
Vice President

508.868.6182
abrissette@glickmankovago.com

NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

www.glickmankovago.com

