



# First American Realty, Inc.

Owners and Managers of Investment Properties

Providing Quality, Service, and Value for over 50 Years

## **MEDICAL SUITES FOR LEASE** **100 MLK JR. BLVD., WORCESTER, MA** *Recently renovated!*



**PROPERTY DESCRIPTION:** 100 MLK Jr. Blvd. is a 40,000 SF first class Medical Office Building located on the main gateway into downtown Worcester (exit 20 off I-290) and two blocks to Main Street. It is directly across from St. Vincent's Hospital, close to UMass Memorial and bounded by MLK Jr. Blvd., Summer, and Thomas Streets. Award winning rehabilitation of the historic Bowker building to state-of-the-art medical suites. Five story, plus lower level, with first class finishes. 2020 lobby, elevators, hallways, and common area renovation.

**PRESENT OCCUPANCY:** Medical tenants include: Associates in Otolaryngology, Boston IVF, Central MA Orthodontics, Commonwealth Dermatology, Evershine Dental, Quest Diagnostics, Shana Shwachman, LMFT, The WooSkin, & Worcester Dermatology Associates.

**BUILDING/LAND:** 40,000 SF on 2.5 acres.

**PARKING:** 400 surface spaces on site; adjacent to 980 space City garage.

**LEASE TYPE:** Modified Gross. Tenant pays its electric and proportionate share of increases of taxes and operating expenses over the base year

**CONNECTIVITY:** Spectrum high speed internet and Verizon fiber.

AVAILABE SUITES:

Floor	Suite #	Rentable Square Feet	Leasing Rate
3 <sup>rd</sup>	#300	3,300 RSF	\$32/YR PSF

ADDITIONAL PHOTOS:

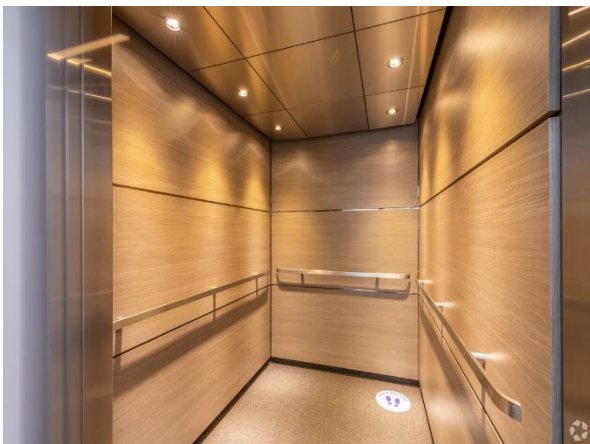
3<sup>RD</sup> FLOOR AVAILABE SUITE



BUILDING LOBBY



2 RENOVATED ELEVATORS



BUILDING PHOTO



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