



First American Realty, Inc.

Owners and Managers of Investment Properties

Providing Quality, Service, and Value for over 50 Years

MODERN OFFICE SUITES FOR LEASE
120 THOMAS STRET, WORCESTER, MA
Major Renovations Underway!



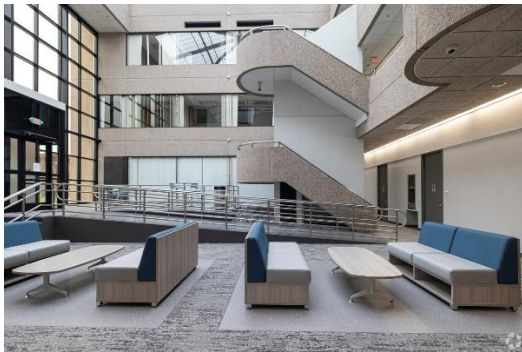
- LOCATION:** Located on the main gateway into downtown Worcester (exit 20 off I-290) and two blocks to Main Street, 120 Thomas Street is directly across the street from 100 MLK Jr. Blvd Medical Office Building and close to St. Vincent's Hospital, UMass Memorial, and the Worcester Superior Court House, bounded by Summer, School and Thomas Streets.
- BUILDING DESCRIPTION:** 120 Thomas Street is a 32,000 SF First Class Professional Office Building. Former home to the Worcester VNA, the three-story building is currently undergoing a major renovation including new roof, skylight, lobby, atrium, vestibule, elevator, hallways, and building façade. The property is under new ownership, professionally managed, with 24 hour-controlled access and generous parking.
- BUILDING/LAND:** 32,000 SF on 1.3 acres.
- PARKING:** Ample on site parking; adjacent to 980 space City garage.
- AVAILABILITY:** Office suites available starting at 2,000 SF and up. Custom turnkey buildouts available.
- LEASE TYPE:** Modified Gross. Tenant pays its electric and proportionate share of increases of taxes and operating expenses over the base year

AVAILABE SUITES:

Floor	Suite #	Rentable Square Feet	Leasing Rate
1 st	#140	3,682 RSF	\$29/YR PSF
1 st	#160	1,946 RSF	\$29/YR PSF
2 nd	#200	4,092 RSF	\$29/YR PSF
2 nd	#240	5,484 RSF	\$29/YR PSF
3 rd	#300	2,250 RSF	\$29/YR PSF
3 rd	#340	3,660 RSF	\$29/YR PSF

ADDITIONAL PHOTOS:

LOBBY



ATRIUM



LOBBY



SKYLIGHT



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