



SOUTHBRIDGE

INNOVATION CENTER



Southbridge Hotel & Conference Center
3RD FLOOR OFFICE SPACE (35,491 SF)

AVAILABLE FOR LEASE



PROPERTY OVERVIEW

Situated in the heart of Downtown Southbridge and nestled upon the banks of the Quinnebaug River is this extremely unique opportunity to lease 35,491 square feet of spectacular first-class office space. From the moment you drive into the property, you experience the campus-like feel of the Southbridge Hotel and Conference Center. Forward-thinking companies are constantly striving for new ways to attract and retain top talent. Locating your company on the top floor of this prestigious property can help to accomplish that goal by providing your employees with free on-site parking, beautiful views of the Quinnebaug River, access to the on-site restaurant and bar, state-of-the-art meeting rooms and auditorium available on-site, access to the full-service fitness center and aquatics pool, and lunch out on the veranda by the fire pit. The quality of life for employees at this facility is unrivaled anywhere in the Commonwealth. The space is very close to move-in condition with a nice combination of private offices and open space. There is a full-size cafeteria within the space, several conference rooms, the ability to expand your footprint over time. Space is available for immediate occupancy.

LEASE TERMS

Premises: 35,491 rentable square feet

Base Rent: \$22 per square foot

Annual Escalation: \$0.50 per square foot

Utilities: Electricity is separately metered and billed monthly in addition to the Base Rent

Condition of the Premise Land: "As-is"

Parking: 80 spaces at the building

KEY ADVANTAGES OF THIS PROPERTY ARE AS FOLLOWS:

- Electricity is generated on-site by a co-generation plant delivering electricity at market competitive rates.

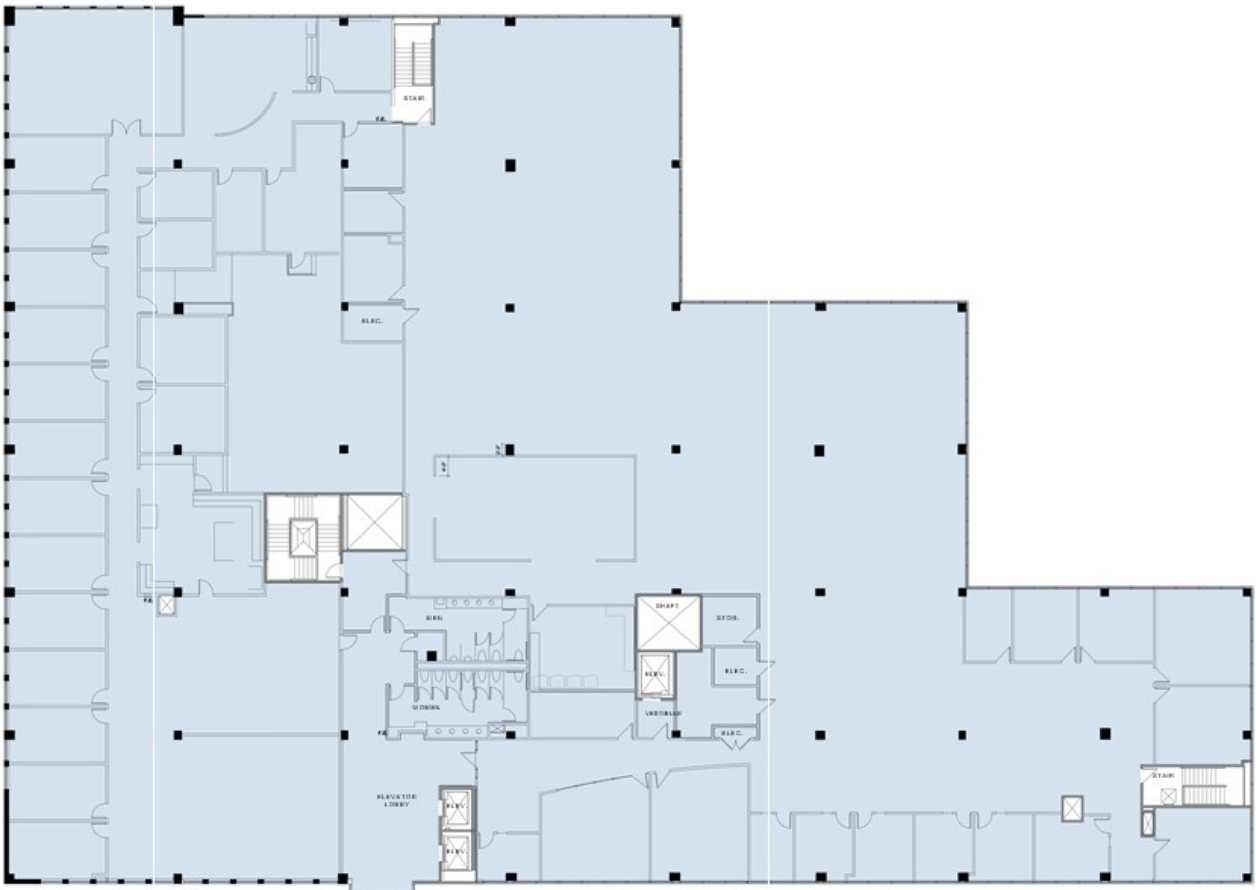


- True redundant power with National Grid also providing power to the Southbridge Innovation Center.
- Convenient Central Massachusetts location with access to Route 20 and I-90.
- Deep labor force in Southbridge and the surrounding community.
- On-site, 24 hour security.
- Office space within the Southbridge Hotel & Conference Center with restaurant, health club, pool and meeting rooms.



FLOOR PLAN

Southbridge Innovation Conference Center
Available Suite - 3rd Floor
35,491 USF

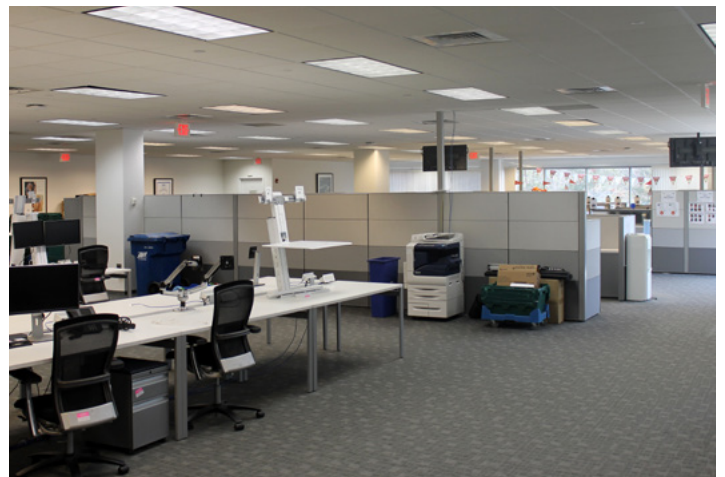




SOUTHBRIDGE
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**OFFICE SPACE
AVAILABLE FOR LEASE**
14 Mechanic Street, Southbridge, MA

INTERIOR PHOTOS



INTERIOR PHOTOS





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EXTERIOR PHOTOS



SOUTHBRIDGE HOTEL & CONFERENCE CENTER PROFILE

The Southbridge Hotel & Conference Center was renovated and restored to preserve the architectural heritage of the American Optical Company, an eyeglass and optics manufacturer and innovator that called Southbridge, MA, home for 160 years. The result – which seamlessly blended historic touches like a brick façade, grand spiraling staircase and hand-carved marble fireplace with light-infusing floor-to-ceiling windows – was a one-of-a-kind combination of contemporary aesthetic and traditional New England charm.

The 24,000 square feet of state-of-the-art event facilities and award-winning service sets the Southbridge Hotel & Conference Center as the best

conference center in Central New England. Each of the 203 guest rooms and suites has been designed to provide a spacious, elegant and unique sanctuary for unwinding. The resort-style Focus Fitness Center includes expansive indoor swimming pool and hot tub, two racquetball courts, half-court basketball gym, sauna and steam rooms in men's and women's locker rooms, cardio and free weights rooms. Guest and visitors can enjoy superb cuisine at Shades Lounge or Visions Restaurant and a tranquil courtyard with a fire pit.

The convenient setting near Sturbridge, MA is less than an hour's drive from Boston, Springfield, Hartford, CT, and Providence, RI.



SOUTHBRIDGE HOTEL & CONFERENCE CENTER



SOUTHBRIDGE INNOVATION CENTER PROFILE

TOTAL SF

1.2 million

TOTAL ACRES

150 acres
(20–30 acres of developable land)

LEASED

535,000 SF

AVAILABLE

665,000 SF

USES

Lab, data center, educational, conference center, office, manufacturing, warehouse distribution, housing

Located in Southbridge, Massachusetts, the Southbridge Innovation Center is 1.2 million square feet of hotel/conference, commercial, industrial and manufacturing space in 14 principal buildings on a campus setting of 150 acres.

Southbridge Innovation Center offers visionary corporate facilities planning professionals a wide variety of building types offering terrific potential uses as R&D, office, light manufacturing space, biotechnology, life sciences, high technology, and other business operations.

The center's numerous single- and multi-story buildings are primed for conversion to office, industrial, warehouse, manufacturing, and classroom space. Two of the existing buildings are readily adaptable for residential use, which could provide housing for the full-time training, technical support, or other operational staff.



SOUTHBRIDGE INNOVATION CENTER MASTER PLAN

The Master Plan establishes essential elements of the Southbridge Innovation campus. The Master Plan will help guide the development, improvement and/or preservation of key elements. The campus is home to several open space typologies, historical architecture, research/lab, office, hotel, future residential and clean energy production. Goals and initiatives include:

COMMUNITY

Opening its doors to Southbridge residents and visitors to utilize the various outdoor amenities that the campus has to offer: walking trails, water activities, mountain bike trails, hiking trails, and non-programmed open lawn areas

CONNECTIVITY

Improvement of safe pedestrian connections to the campus, walkways and pathways, access points from the northern and southern entries, internal roadways will be improved for safe multimodal transportation (car, bike, shuttle, and possible AV)

SUSTAINABILITY

Become a model for mixed-use developments utilizing clean energy harvesting (cogeneration, solar and hydro), environmentally preferable products, native and adaptive plant species, reduce water consumption and reduce on-site vehicular trips by creating a safe pedestrian environment

OPEN SPACE

Create an accessible open space network which enriches ecological and biological habitats and wellness by encouraging outdoor activities for residents and visitors including outdoor event terraces near the hotel that connect to a network of open space amenities i.e. stream overlook, botanical walk, river walk, various kayak access points, bridge connections, Power Plant Boardwalk, and woodland trails

BALANCED DEVELOPMENT

Create a fiscally stable and sustainably driven campus that performs well, resulting in the continued vision of providing amenities to the greater Southbridge community



SOUTHBRIDGE INNOVATION CENTER MASTER PLAN



CURRENT TENANTS

Southbridge Hotel & Conference Center

5 OPTICAL DRIVE

Quinsigamond | Workforce Central

25 OPTICAL DRIVE | 15 WELLS STREET

Schott | Metalogics | Stonebridge Press

10 CABOT STREET

Cleanpart | Element Precision

60 OPTICAL DRIVE

SBC Energy

80 OPTICAL DRIVE

Massachusetts Department of Transitional Assistance

Franklin Realty Advisors

35 CASE STREET

Industrial Transfer



PROJECT TEAM



OWNER & DEVELOPER

Franklin Realty Advisors LLC: Franklin Realty Advisors LLC is a regional real estate development and advisory firm headquartered in Wellesley, Massachusetts with specific expertise in public/private partnerships and historic preservation projects throughout the northeast region of the United States.

franklinra.com



LEASING AGENTS

Kelleher & Sadowsky: Kelleher & Sadowsky has been serving the Worcester and Central Massachusetts market since 1981. During this time they have earned a reputation as the area's premier commercial real estate company by forging strong relationships with landlords, tenants, and a wide network of business leaders. They have consistently achieved outstanding results for clients while conducting business with the highest level of integrity.

kelleher-sadowsky.com



MARKETING & EVENTS COORDINATOR

Conventures, Inc.: New England's leading event planning, marketing and public relations company. Conventures collaborates with their clients to provide customized strategic communications, activation and branding from creation to completion.

conventures.com



PUBLIC/PRIVATE PARTNERSHIP

Worcester Business Development Corporation (WBDC): A collaboration of public/private partners whose mission is to strengthen the region's position as an economic leader in the Commonwealth through targeted investment and strategic partnerships.

thewbdc.com