

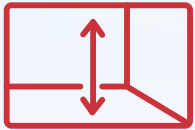
6 INSTITUTE ROAD WORCESTER | MA

+/- 10,000 SF OFFICE SPACE FOR LEASE



NAI Glickman Kovago & Jacobs

6 INSTITUTE ROAD WORCESTER | MA



10,000 SF of versatile office space for lease.

Efficient layout with a mix of private offices for executive and administrative staff.

Multiple conference and meeting rooms ideal for collaboration, board meetings, and training sessions.



Flexible open workspace adaptable for cubicles or team-oriented configurations.

Well-suited for nonprofit organizations, educational programs, community service groups, or administrative headquarters.



Designed to support both daily operations and programmatic activities.

Large gymnasium/multipurpose room ideal for programming, community events, workforce training, equipment storage, or outreach initiatives.



Significant added value with flexible space to accommodate events and specialized operational needs.

Lease Rate: \$14/SF MG

Building SF: 38,391 SF

Available SF: 9,817 SF

Lot Size: 35,688 SF

Floors: (3) Three

Building Class: C

Year Built: 1890

Parking: Lot | On-Street

Tenancy: Multiple

Pro-Rata Share: 35%

Available: 5/1/26

LOCATION MAP



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DISTANCE

- WAM: 0.1 Mile
- I-290: 0.4 Miles
- DCU Center: 0.6 Miles
- CBD: 0.7 Miles
- I-190: 1.9 Miles



BIOTECH-PARK AREA

SHREWSBURY STREET

FRANKLIN PLANTATION



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EXTERIOR PHOTOS



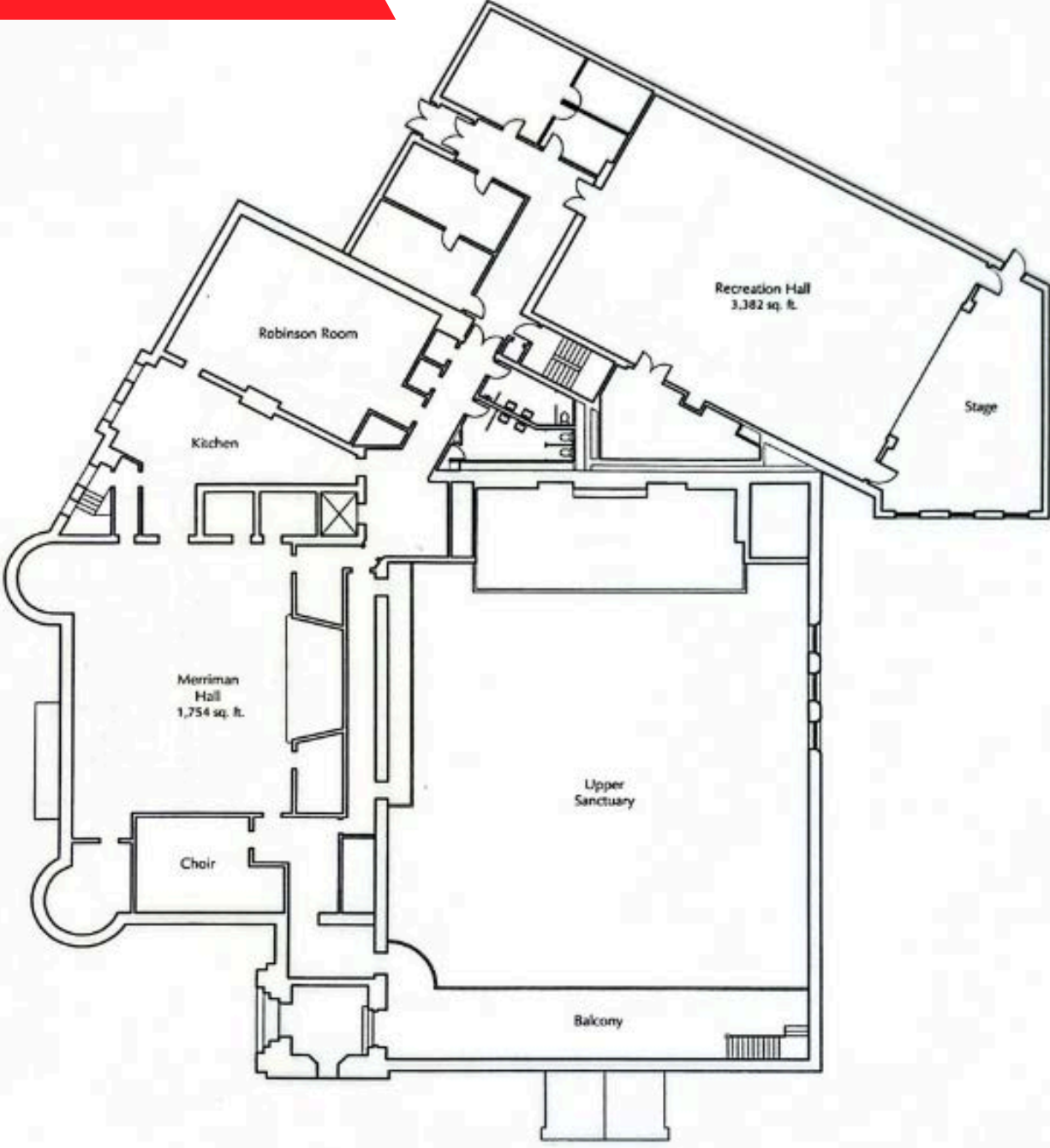
PARKING LOT



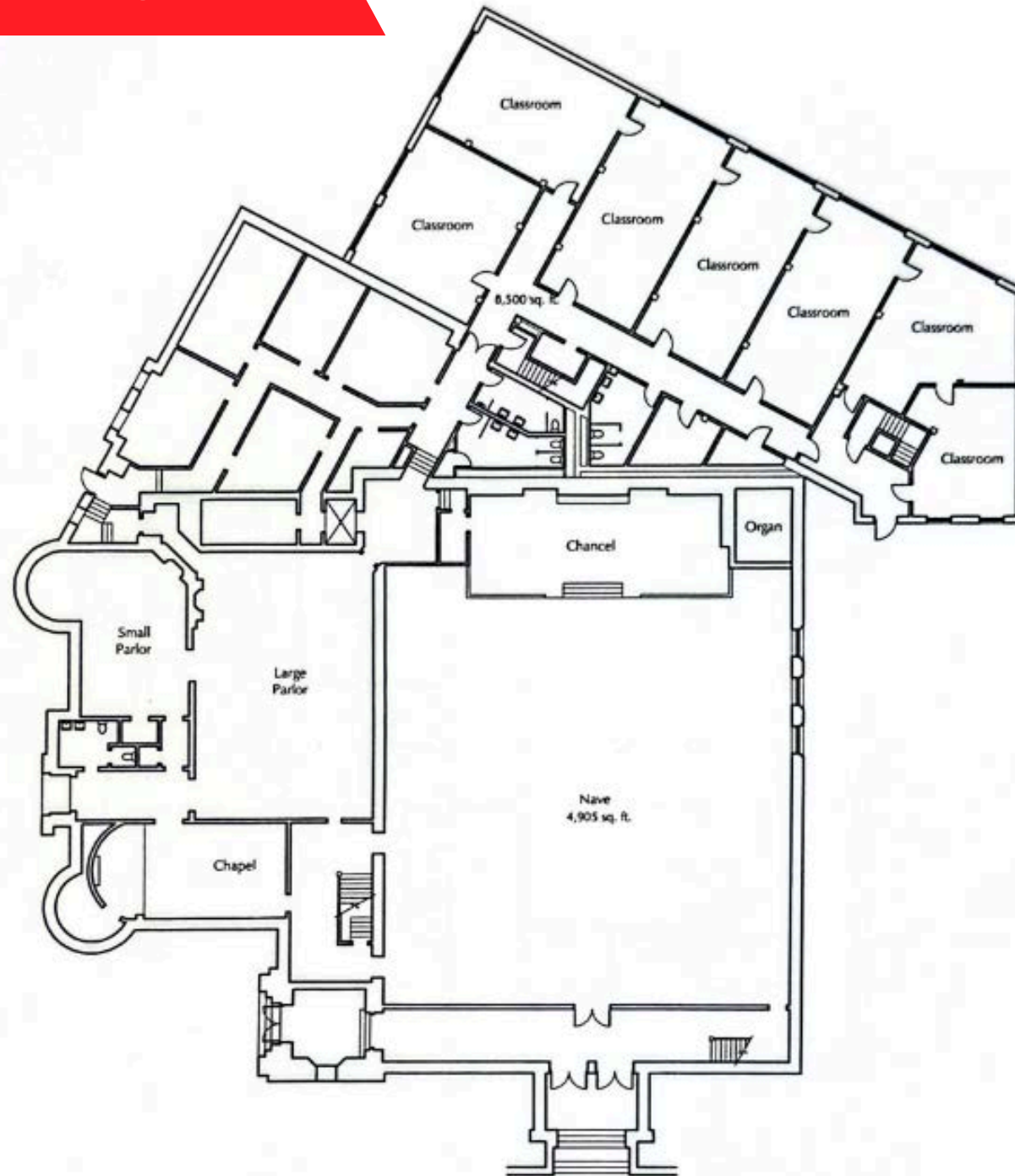
INTERIOR PHOTOS



FLOORPLANS



FLOORPLANS



LOWER LEVEL - EXISTING

DEMOGRAPHICS



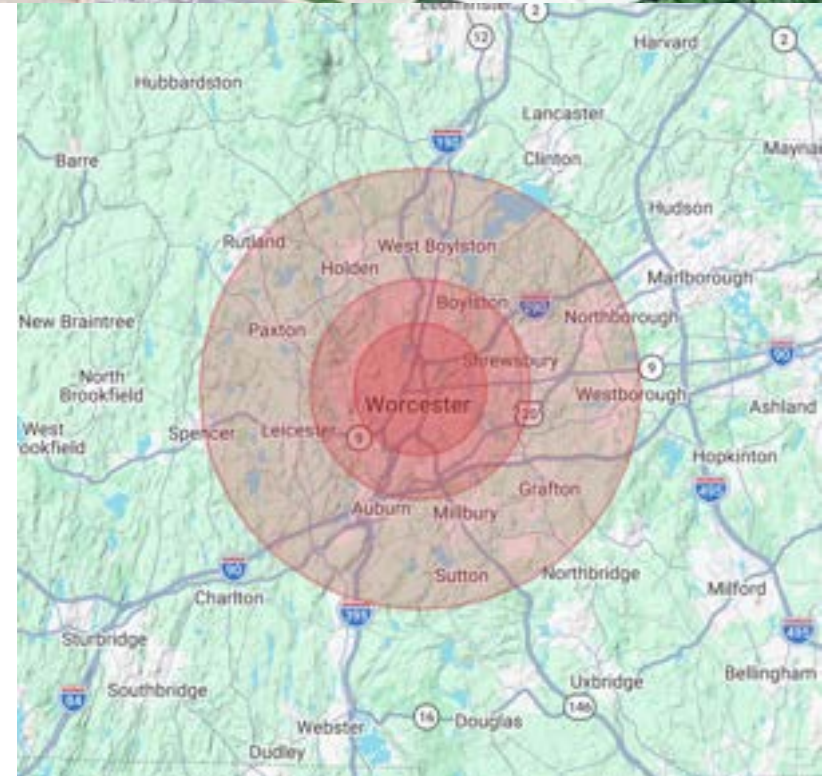
Population

	3 Miles	5 Miles	10 Miles
Total Population	180,777	257,376	407,188
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	68,972	99,245	156,412
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$86,682	\$99,971	\$122,385
Average House Value	\$368,673	\$400,952	\$463,302

Demographics data derived from AlphaMap



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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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