



554 Main Street, Worcester, MA | MGWorcester.com | 508-713-9684

FLOORPLANS & AVAILABILITY





1ST FLOOR

**THEATRE
DISTRICT RETAIL
OPPORTUNITY**



WORCESTER'S MOST VIBRANT NEW NEIGHBORHOOD!



RETAIL SPACE FOR LEASE

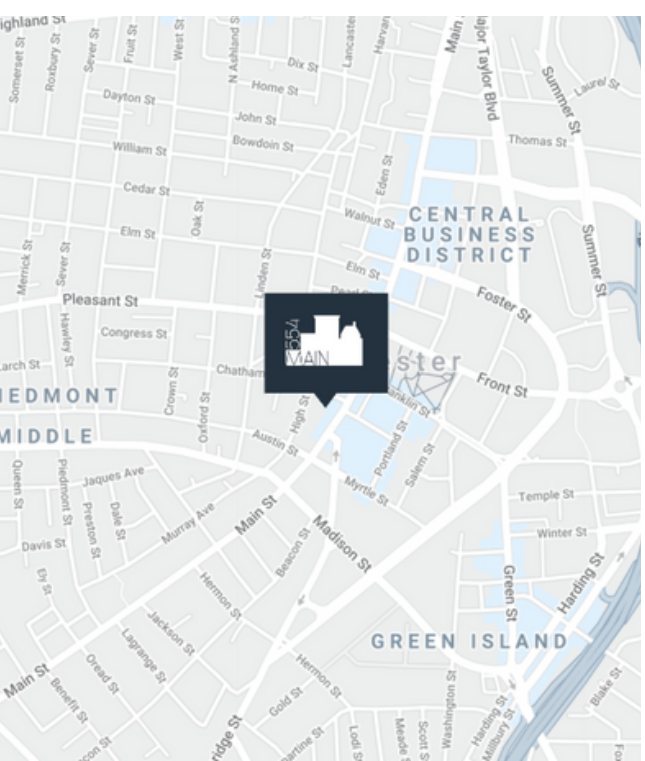
554 MAIN STREET | WORCESTER, MA

Floor 1 Available Space

- Suite 1: **LEASED**
- Suite 2: 2,234 SF
- Suite 3: 1,864 SF
- Suite 4: 1,864 SF
- Suite 5: **LEASED**
- Tenant visibility & identity
- Redeveloped in 2021
- Vibrant retail corridor, high foot traffic location

Neighborhood & Location

- Central Theatre District Location
- Overlooking the Carroll Plaza (new outdoor public park and event center)
- Hanover Theatre - Directly Across the Street
- Public Parking on-site



RETAIL SUITES AVAILABLE



NEARBY DEVELOPMENT | CARROLL PLAZA



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2ND FLOOR

**THEATRE
DISTRICT RETAIL
OPPORTUNITY**



WORCESTER'S MOST VIBRANT NEW NEIGHBORHOOD!



OFFICE SPACE FOR LEASE

554 MAIN STREET | WORCESTER, MA

Floor 2 Available Space

- **Suites Ranging from 700 SF - 8,000 SF**
- Creative & Energetic Floor Anchored by eMerge Co-working Space
- Flexible and Efficient Floorplan
- Redeveloped in 2021 with all-new common areas and mechanical systems

Neighborhood & Location

- Central Theatre District Location
- Overlooking the Carroll Plaza (new outdoor public park and event center)
- Hanover Theatre - Directly Across the Street
- Public Parking on-site





4TH FLOOR

**THEATRE
DISTRICT RETAIL
OPPORTUNITY**



WORCESTER'S MOST VIBRANT NEW NEIGHBORHOOD!



OFFICE SPACE FOR LEASE

554 MAIN STREET | WORCESTER, MA

Floor 4 Available Space

- Suites Ranging from 700 SF - 9,000 SF
- Highly Efficient Full Floor Opportunity
- Tenant visibility & identity
- Redeveloped in 2021 with all-new common areas and mechanical systems

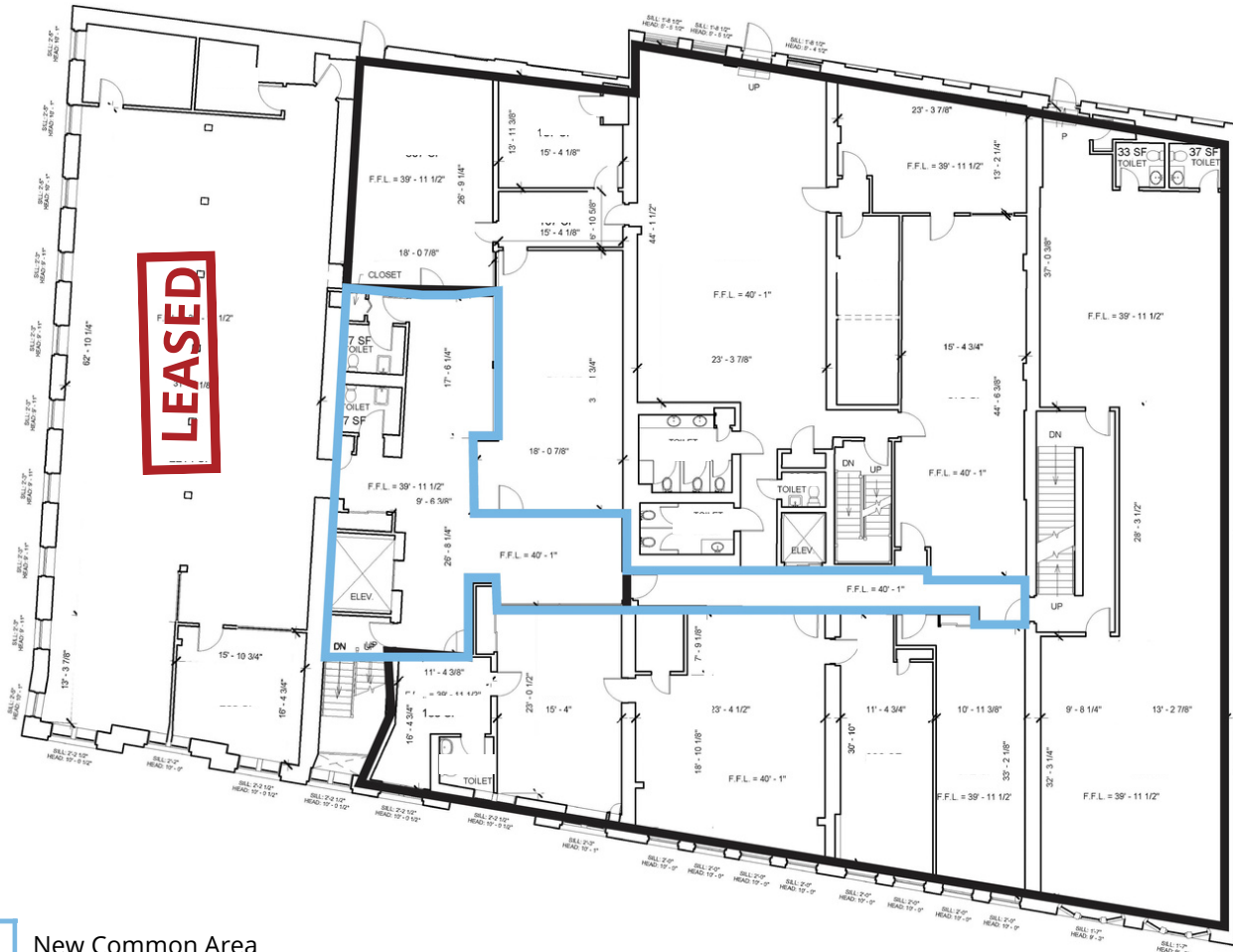
Neighborhood & Location

- Central Theatre District Location
- Overlooking the Carroll Plaza (new outdoor public park and event center)
- Hanover Theatre - Directly Across the Street
- Public Parking on-site



OFFICE SUITES AVAILABLE

Multi-tenanted floor layout



NEARBY DEVELOPMENT | CARROLL PLAZA



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5TH FLOOR

EXTERIOR
SIGNAGE
OPPORTUNITY



WORCESTER'S MOST VIBRANT NEW NEIGHBORHOOD!



OFFICE SPACE FOR LEASE

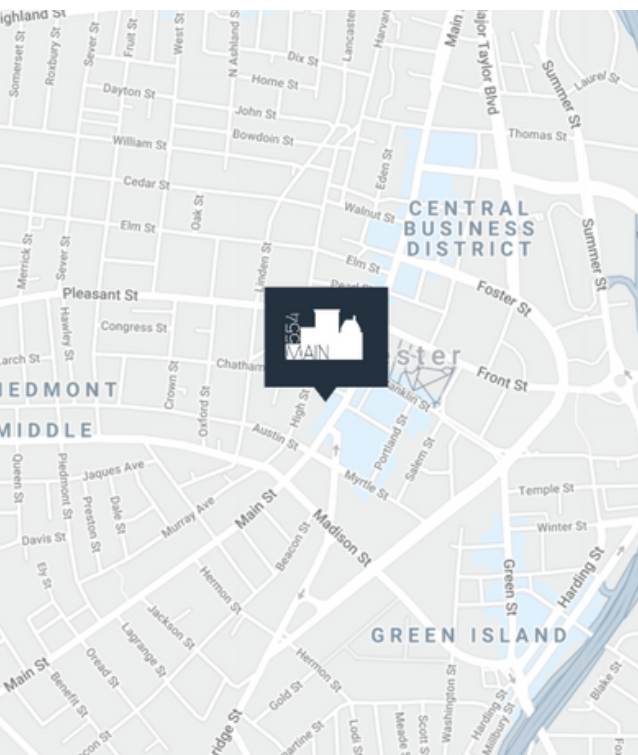
554 MAIN STREET | WORCESTER, MA

5th Floor Available Space

- Floor 5: 10,408 SF
- Highly Efficient Full Floor Opportunity
- Tenant visibility & identity
- Redeveloped in 2021 with all-new common areas and mechanical systems

Neighborhood & Location

- Central Theatre District Location
- Overlooking the Carroll Plaza (new outdoor public park and event center)
- Hanover Theatre - Directly Across the Street
- Public Parking on-site



5TH FLOOR | 10,408 SF

Hypothetical Office Intensive Layout



NEARBY DEVELOPMENT | CARROLL PLAZA



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