



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



## WORK IN THE HEART OF DOWNTOWN WORCESTER

State-of-the-art office space in one of the most convenient locations in Worcester's historic theatre district where your business can grow for years to come.

- 750-7,000+/- sf of street-level retail
- 500-35,000 +/- sf office space
- Penthouse office suite available
- Ample parking available
- Full sprinkler coverage
- Shared conference spaces
- Average Daily Traffic Count: 27,000 +/-
- Zoning: BG-6





# ABOUT 554 MAIN

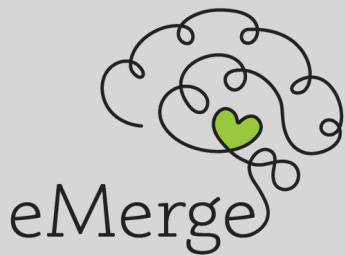
## THE MENKITI GROUP'S FLAGSHIP LOCATION IN WORCESTER

554 Main Street, a flagship building for The Menkiti Group, provides opportunities for neighborhood-serving retail and commercial office space. The building reinforces our vision for the creation of a bustling mixed-use hub of cultural activity within the Worcester Theatre District for both residents and visitors alike.

*Dynamic five-story office building in the heart of Worcester's Historic Theatre District*

## WHERE BUSINESS PROFESSIONALS WORK & PLAY

With a prime location just steps away from Worcester's best restaurants, bars, and entertainment, 554 Main is poised to be an exciting hub in the center of the city where businesses thrive. 554 Main is an extension of The Menkiti Group's vision of transforming lives, careers, and communities through real estate as it offers an innovative atmosphere with opportunities for businesses and creatives in Worcester and beyond.



# eMerge at 554 Main


## BY CREATIVES FOR CREATIVES

554 Main Street also serves as home to eMerge, an innovative incubator space designed by creatives for creatives with a focus on promoting both personal and professional growth. eMerge provides a collaborative ecosystem where existing businesses, as well as new ventures, are supported with the opportunity to leverage exceptional tools, best-in-class resources, and inspiring relationships. From privately leased space to multi-level shared space memberships, eMerge offers a variety of solutions for businesses both large and small as well as entrepreneurs in our community to achieve exponential growth and success.

## COLLABORATION INCREASES PRODUCTIVITY

From member wellness events and community-focused gatherings to freelancer meetups and business networking events, eMerge loves to create unprecedented connections and build new relationships. There are infinite opportunities for collaboration and networking within eMerge at 554 Main. Well-lit and beautifully designed, both eMerge and the flexible office space within 554 Main want to ensure optimum productivity and creativity and are spacious enough to accommodate any size business. From solo entrepreneurs to larger corporations with ample employees, there is plenty of space for your business to grow.

# THEATRE DISTRICT



Downtown Worcester is a vibrant hub that's currently going through a major Renaissance. With distinctive architecture, colorful history, and close proximity to Boston, downtown Worcester is an exciting place to live and work for those who love urban city centers. 554 Main is located in the heart of Worcester's historic theatre district

## WHAT'S NEARBY?

- Hanover Theatre
- Anchor Institution
- DCU Center
- Polar Park
- Union Station
- WRTA Bus Station
- Civic Center
- City Hall

ANNUAL  
HANOVER  
VISITORS

214K

PROXIMITY  
TO HIGHWAY

24MILES

OTHER  
DEVELOPMENT  
PROJECTS

13,000



Retail and office space available!  
Ideal location on Main Street in  
downtown Worcester.





# THE MENKITI GROUP



**TRANSFORMING**  
LIVES, CAREERS, AND COMMUNITIES  
THROUGH REAL ESTATE

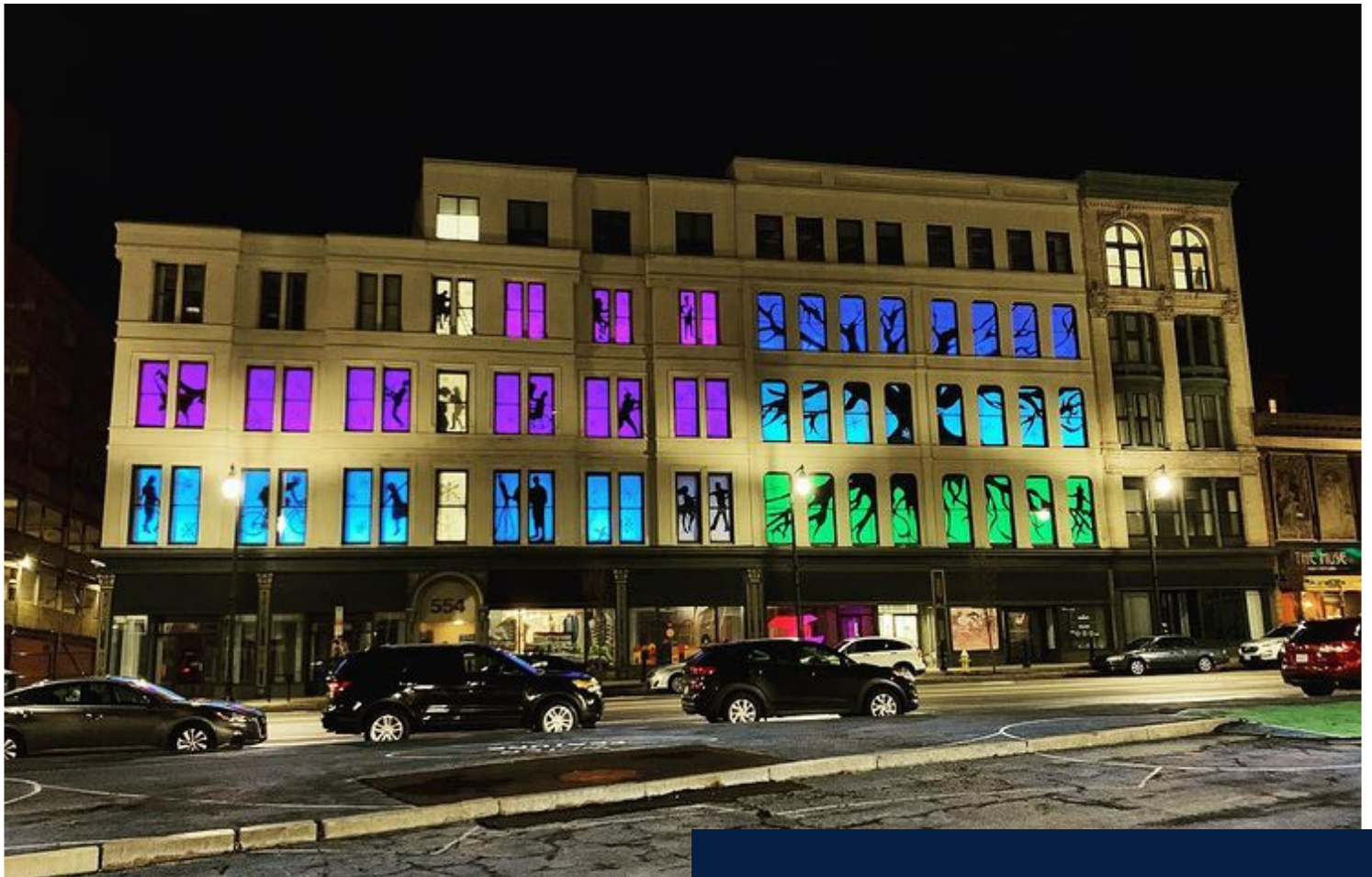
## WE BELIEVE IN WORCESTER

Founded in 2004, The Menkiti Group is a 100% minority-owned Certified Business Enterprise headquartered in Washington, DC, with additional offices in Worcester, Massachusetts.

The organization was founded with a mission to transform lives, careers, and communities through real estate. The Menkiti Group is a double bottom line company, measuring success in terms of financial returns and positive social impact. The company's approach to urban neighborhood transformation and investment is centered upon residential and commercial development, residential sales, and commercial brokerage.

The Menkiti Group invests in abandoned and underutilized properties and transforms them into exciting and affordable homes and workspaces. Projects range from single-family residential renovations and the development and tenancing of main street commercial properties to large-scale mixed-use, transit-oriented development projects.

Over the past 16 years, The Menkiti Group has invested over \$225MM in DC's emerging neighborhoods, worked on the development of over 2.1MM SF of real estate, and assisted over 2,000 families in purchasing their first homes



**COME GROW  
WITH US!**



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