



CUSHMAN &
WAKEFIELD

Cortland
COMMERCIAL

370 MAIN STREET

WORCESTER, MA 01608



FIRST CLASS OFFICE SPACE AVAILABLE FOR LEASE

1,069 - 29,430 SF

PROPERTY FEATURES

Located in the vibrant heart of Worcester’s Downtown Central Business District, The Guaranty Building offers modern workspace solutions within a historic, thirteen-story landmark. This premier property provides turnkey suites in a variety of sizes, designed to meet the diverse needs of today’s businesses. The property is located minutes from major highways, adjacent to a municipal parking garage, and steps from an array of dining, shopping, and entertainment options.

The building is fully equipped conference center accommodating up to 30 people. 24/7 micro market offering convenient access to snacks and beverages. With its unmatched location, amenities, and flexible layouts, The Guaranty Building is where Worcester’s businesses come to thrive.

AVAILABILITIES

SUITE 150	2,889 SF
SUITE 500	15,475 SF
SUITE 610	1,069 SF
SUITE 710	1,450 SF
SUITE 725	1,240 SF
SUITE 900	1,076 SF
SUITE 935	1,349 SF
SUITE 950	2,180 SF
SUITE 972	2,702 SF

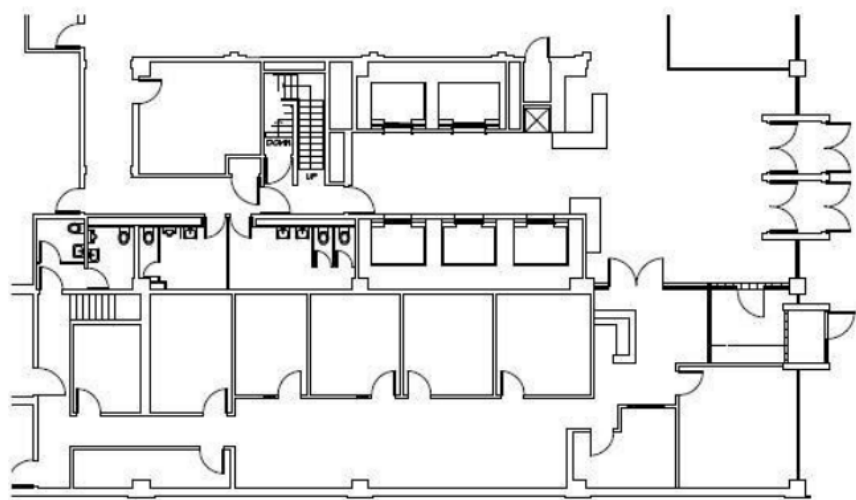
BUILDING SPECIFICATIONS

- **Building Size:** 190,000 SF
- **Stories:** 13
- **Available SF:** 1,069 - 29,430 SF
- **Loading Dock:** Ground Level
- **Elevators:** 4 Passenger
1 Freight
- **Parking Ratio:** 2.0/1,000 SF
- **Service Providers:** Verizon FiOs, Spectrum & Lighttower
- **On site Amenities:**
 - Conference Center with a seating capacity of 30
 - Micro-Market: 24/7 self serve Kiosk
 - On Site Property Management
 - 24/7 Security Guard

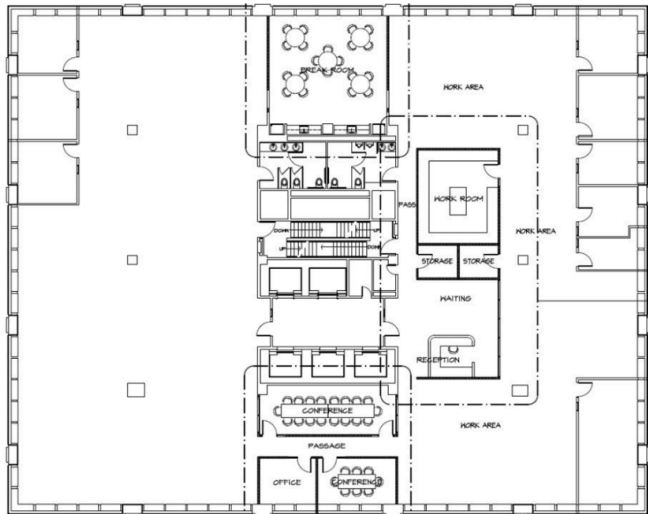


FLOOR PLANS

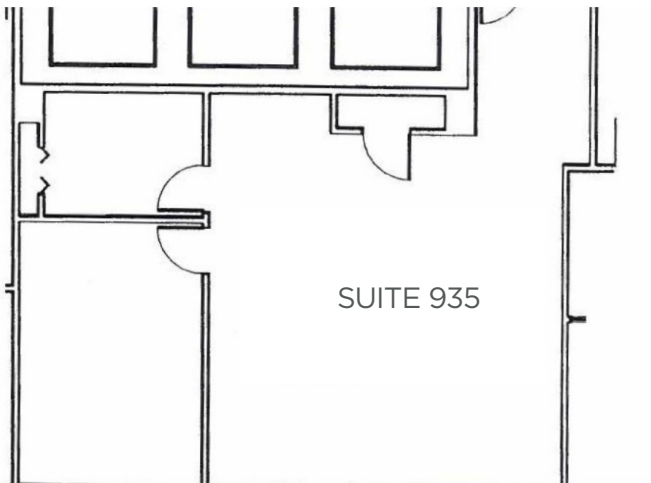
SUITE 150 | 2,889 SF



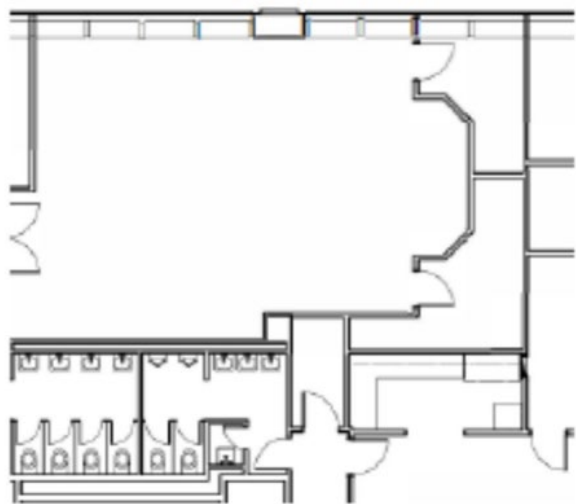
SUITE 500 | 15,475 SF



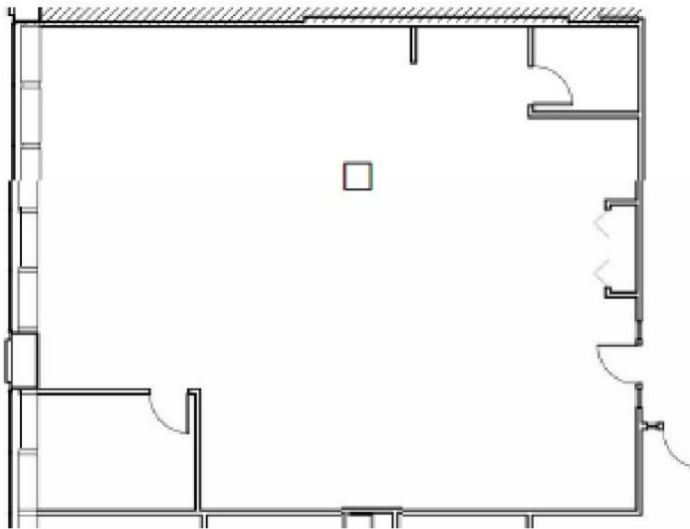
SUITE 935 | 1,349 SF



SUITE 710 | 1,450 SF

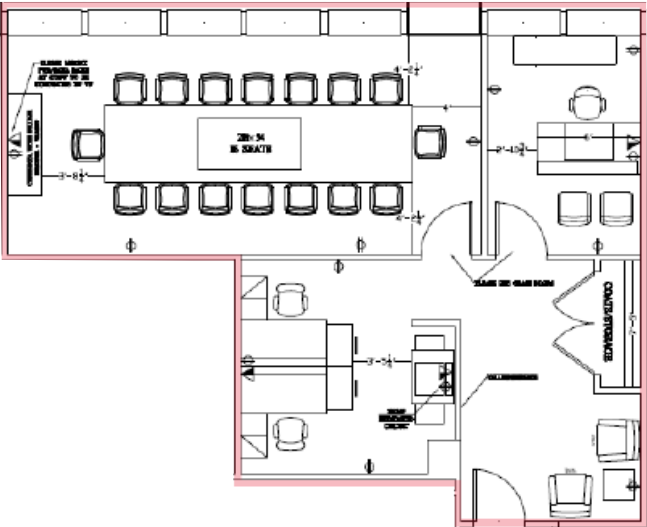


SUITE 950 | 2,180 SF

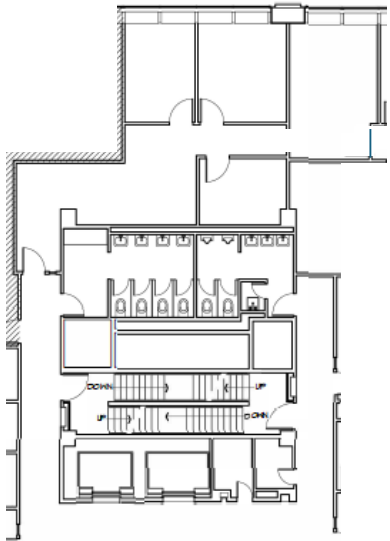


FLOOR PLANS

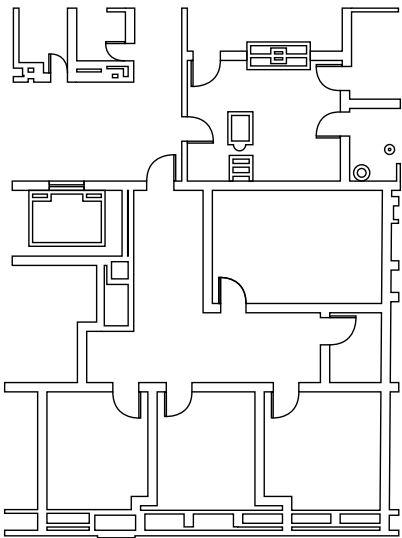
SUITE 610 | 1,069 SF



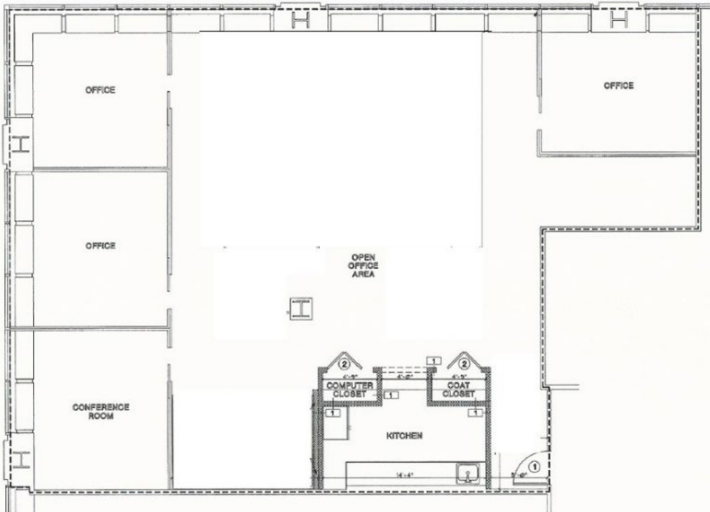
SUITE 900 | 1,076 SF



SUITE 725 | 1,240 SF



SUITE 972 | 2,702 SF





WORCESTER
ART MUSEUM

WORCESTER
DISTRICT COURT



U.S. COURTHOUSE



CITY HALL

WORCESTER
PUBLIC LIBRARY



370 MAIN STREET



UNION STATION



abbvie



EXIT 14





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