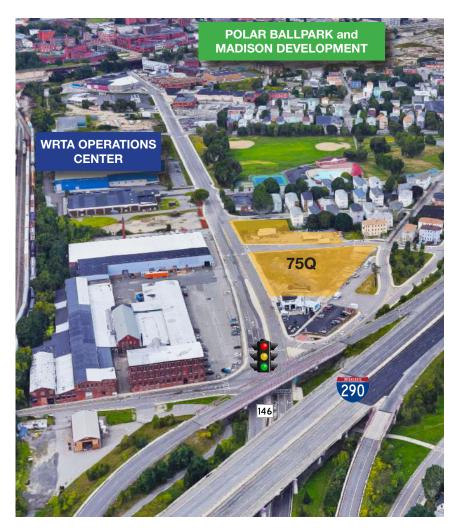
Development Opportunity

75 Quinsigamond Ave | Worcester, MA



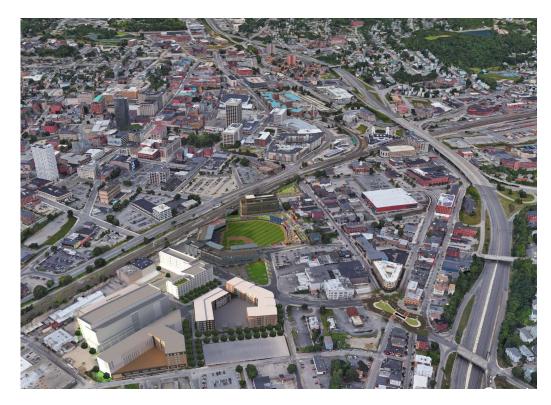
- 75 Quinsigamond Avenue is a 2.5-acre island parcel on corner with additional frontage on Arwick Avenue and Millbury Street. Exceptional I-290 visibility.
- Situated on the main artery to the new Polar Park and Madison Development under construction less than 1/2 mile north.
- The major Rt. 146 Highway expansion (completed in 2007) resulted in Quinsigamond Avenue being widened to become the connection from all points south - Providence, Mass Pike and Rt. 20 directly into Worcester.
- The current \$32m Kelley Square Reconstruction Project includes reversing traffic direction on Millbury Street requiring all southbound traffic to pass site on Quinsigamond Ave or Millbury Street.
 A new roundabout is being developed on NE corner of 75 Quinsigamond Avenue lot on Millbury Street
- The immediate neighborhood has strong residential density and day time population — 35,000 residents and 12,000 employees within 1 mile of the site.

- The highway improvements created an economic boon to the 11 communities along the new highway. Examples include:
- Development of the largest
 Walmart Supercenter in New
 England 210ksf less than 1 mile
 south of the subject site
- 750ksf Shoppes at Blackstone, the largest open air retail center in Central MA
- 618ksf distribution center developed by BJ's Wholesale
- 250ksf distribution and office complex developed by Carquest.
- A significant increase in residential building permits and home values more than double the percentage compared to Worcester County during the same time periods.
- The new \$90m WRTA Operations Center was built across the street from 75 Quinsigamond in 2016.

By The Numbers

- Polar Park is a \$90 million ballpark under construction slated to open April 2021
- More than 500,000 baseball fans are estimated to attend games annually —resulting in between 170,000 - 250,000 car trips to ballpark per season.
- Park to be utilized year round resulting in additional 125+ non-baseball related events annually starting in year 1.
 Note - other long time established AAA ballparks conduct over 500 non baseball events per year
- New 85,000 sf Class A office building overlooking left field wall will open on the same schedule
- Across the street, 65,000 square feet of new retail and restaurant space
- Phase One (to be completed mid 2022) \$120 million
 - > 225 new market-rate apartments
 - ➤ Two new hotels (boutique and extended stay **240** rooms combined)
 - > 525 municipal parking spaces
 - > 65,000 sf retail / entertainment space
- Phase Two
 - ➤ 3 building pads enabling 200,000 sf of life science / office / retail / additional residential

- Additional
 - > \$32 million redesign of Kelly Square
 - ➤ 6,000 parking spaces created within 1/2 mile of ballpark
 - > 5,000 full-time and 2,000 part-time jobs
- \$3 billion in new development completed in the city of Worcester in the past 8
 years



New Traffic Route

