

## AVAILABLE OFFICE SPACE IN DOWNTOWN PROVIDENCE

Address	Square Footage	Description	Sale Price/Rental Rate	Contact
One Empire Plaza	99,648 SF	Ideal location near I-95, Dunkin' Donuts Center, Trinity Rep, RI Convention Center, and restaurants in historic downtown core. Space may be subdivided.	lease	Alden Anderson, Jr., CB Richard Ellis: (401) 331-0350; <a href="mailto:alden.anderson@cbre-ne.com">alden.anderson@cbre-ne.com</a> .
40 Westminster	60,000 SF	Providence Financial District, intersection of Westminster and Weybosset. Class A, 23-story, 266,00 SF office building w/newly renovated entrance lobby. Configurations range from 2,000 to 11,807 SF per floor. Tenants include: Textron World Headquarters, Textron Financial, Wachovia Securities and Ernst & Young.	Lease	Karl Sherry or Matt Fair, Hayes & Sherry: (401) 273-1980; <a href="mailto:ksherry@hayessherry.com">ksherry@hayessherry.com</a> or <a href="mailto:mfair@hayessherry.com">mfair@hayessherry.com</a>
33 Broad Street	59,000 SF	One Cookson Place has easy highway access, within close proximity to JWU, PPAC, the Dunkin' Donuts Center, and I-195 District. Full floors available on 2nd, 3rd and 4th floors. Half of ground floor available as well.	Lease	Arthur Lima, Paolino Properties, (401) 274-6611 <a href="http://www.paolinoproperties.com">www.paolinoproperties.com</a>
95 Chestnut	50,000 SF	Located in Knowledge District near hospitals and highways, within 2 blocks of the new Brown Medical School building. Planned upgrades include elevators, windows, common areas and HVAC. Current tenants include business incubator.	Lease	Karl Sherry & Matt Fair, Hayes & Sherry: (401) 273-1980; <a href="mailto:ksherry@hayessherry.com">ksherry@hayessherry.com</a> ; <a href="mailto:mfair@hayessherry.com">mfair@hayessherry.com</a>
100 Westminster	38,134 SF	Classic 20 story, 390,000 SF class A building, recently transformed with upscale, contemporary lobby. 24-hour security, unbeatable views. Home to several Fortune-500 companies. Small suites to full floors available for lease. Max contiguous space available is 8,610 SF.	Lease	Arthur Lima, Paolino Properties, (401) 274-6611 <a href="http://www.paolinoproperties.com">www.paolinoproperties.com</a>

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One Financial Plaza	30,578 SF	First class office space at Providence landmark corporate address. 28-story, 322,000 SF building in core of financial district. Brand new on-site fitness center. Full service bank and Starbucks in lobby. Max contiguous space: 12,615 SF on 23rd floor. Minimum size: 841 SF on 15th floor.	lease	Alden Anderson, Jr., CB Richard Ellis: (401) 621-4338; alden.anderson@cbre-ne.com.
170 Westminster	27,810 SF	Providence's first "I Building" offering tenants state of the art technology in a historic landmark. the Union Trust building. 12-story, 60,000 SF tower; New HVAC system and upgraded elevators and security systems. Full floors (5,088 SF to 5,618 SF) available. Smaller suites available as well.	lease	Leeds Mitchell, MG Commercial: (401) 751-3200 x17; www.mgcommercial.com
180 South Main Street	25,253 SF	3-story signature office building located close to the Financial District, College Hill, Superior and Federal Courts and numerous retail and restaurants. Prominent signage potential on major city thoroughfare. Premium interior finishes, private offices, conference rooms, kitchenette, and on-site fitness center. Easy access to I-95 and I-195.	sale	Alden Anderson, Jr., CB Richard Ellis: (401) 621-4338; alden.anderson@cbre-ne.com
180 Westminster	23,776 SF	Dorrance Building: 4 story office/retail building located in the heart of the Downcity district. Convenient to the financial district, courts and public transportation. At the signalized intersection of Dorrance/ Westminster. Suites range from 1,785 to 10,258 SF. Recently renovated common areas, lobby and elevator.	lease	Chris Greenman, Capstone Properties (401) 454-4660
1 Citizens Plaza	17,439 SF	Class A, 224,000 SF, 13 story building, ideally located near the Providence train station. Unobstructed views of the bay, the historic East Side, downtown, and the state house. Dining and banking on ground level. 5 spaces available. Min: 482 SF. Max: 11,291 SF.	lease	Alden Anderson, Jr.; CB Richard Ellis: (401) 621-4338; alden.anderson@cbre-ne.com

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56 Exchange Terrace	15,000 SF	Prime Class A office space situated over 3 floors in East Building at Union Station Plaza. May be subdivided. Easy access to I-95 and Routes 6/10. Close to train station, Kennedy Plaza, Providence Place, RI Convention Center and Waterplace Park. Complex includes parking, restaurants, and a hotel.		Christopher Marsella, Marsella Development Corp. (401) 421-1910 chris@marselladevelopment.com
GTECH Center (10 Memorial Blvd.)	14,924 SF	10-story GTECH Center located between the Providence Place Mall and Waterplace Park. Current tenants include GTECH Corporation (HQ), Ruth's Chris Steak House, and Fidelity Investments. Efficient column-free layouts, with high-tech amenities. Min. space available: 1,611 SF. Max: 8,000 SF.	lease	Alden Anderson, Jr., CB Richard Ellis: (401) 621-4338; alden.anderson@cbre-ne.com; Jay Fluck: (401) 621-4333; jay.fluck@cbre-ne.com.
55 Dorrance	14,444 SF	Ideal for law firm or professional services firm. Located next to City Hall and central to amenities like the Biltmore Hotel, Providence Place, Waterplace Park, Amtrak/MBTA train station, the Westin Hotel, as well as numerous restaurants, retailers and residential units. Kennedy Plaza, the hub of RIPTA bus service, is across Dorrance Street from the building. Minimum: 2nd floor, 1,025 SF. Maximim: 3rd floor, 7,347 SF.	lease	Alden Anderson, Jr., CB Richard Ellis: (401) 621-4338; alden.anderson@cbre-ne.com.
32 Custom House	Up to 13,750 SF	5 story historic office building with newly renovated lobby and common areas. Typical floor plates are 2,750 SF per floor.	lease	Matt Fair, Hayes & Sherry. (401)273-1980. mfair@hayessherry.com
40 Fountain Street	13,711 SF	Renovated historic Gardner Building. Excellent location near City Hall, hotels, and Convention Center. Max contiguous: 6,900 SF. Min: 1,546 SF on 2nd floor.	lease	Tom Sweeney, Sweeney Real Estate. tsweeney@reari.com; (401) 523-5101.

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Address	Square Footage	Description	Sale Price/Rental Rate	Contact
One Financial Plaza	12,615 SF	Space available for sublease on 4th floor. Class A building with tenant fitness center and 24/7 security, plus Starbucks and bank on ground floor.	sublease	Matt Fair, Hayes & Sherry: (401) 273-1980; mfair@hayessherry.com
10 Dorrance	12,000 SF	Westminster Square is a 12-story, 203,800 SF office tower at intersection of Westminster and Dorrance, across from City Hall and commuter hub at Kennedy Plaza. Retail tenants include Boston Sports Club, tailor and deli. Up to 12,000 SF contiguous per floor. Several suites available. Renovations and upgrades completed.	lease	Pete Hayes, Hayes & Sherry, (401) 273-1980; www.hayessherry.com; phayes@hayessherry.com
259 Weybosset	11,152 SF	Four level brick construction, plus full masonry storage basement. 2,788 SF per floor. Suitable for retail/office or residential dorm conversion. Currently vacant; offered for sale @ \$795,000. May be negotiated. Diagonally across from PPAC.	lease or sale	Greg Micallef, Olympus Group Real Estate, (401) 751-9606 x32; greg.micallef@verizon.net
10 Weybosset	10,897 SF	Modernized, elegant building in the heart of downtown financial district. On-site building superintendent. Virtual tours available online. Minimum leasable space: 575 SF. Max contiguous space: 6,000 SF. Tenants have 24/7 access.	lease	Bliss Properties (401) 272-0804; www.blissproperties.net; office@blissproperties.net
1 Davol Square	10,799 SF	Architecturally historic building located at the corner of Point and Eddy streets, in the heart of the Jewelry District, Providence's knowledge corridor. Exposed Brick and open ceiling offices, fitness center on site, parking on site, multiple restaurants within easy walking distance. Easy highway access. Max contiguous space: 8,900 SF. Min: 1,899 SF,	lease	Andrew Galvin, CBRE: (401) 330-1915 or andrew.galvin@cbre-ne.com or Richard Jaffe (401) 273-6278; Richard.Jaffe@DavolSquare.com

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Address	Square Footage	Description	Sale Price/Rental Rate	Contact
155 South Main	10,517 SF	The Packet Building has a convenient location for courts, near RISD, Brown, Providence River, and Financial District. Property includes indoor valet parking.	lease	Bliss Properties (401) 272-0804; www.blissproperties.net; office@blissproperties.net
86 Weybosset	10,500 SF	Fully furnished 3,500 SF office available on 3rd floor. All of 6th floor available: 7,000 SF. Large windows throughout building. Retail space available as well. Convenient Financial District location.	lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com
128 Dorrance	10,195 SF	5 units for sale in Shakespeare Hall, a long established, downtown office condominium building. The 7th floor penthouse and 6th floor unit offer both extraordinary views. Walking distance to 3 major courthouses, banks, shopping and restaurants. 1 block from Garrahy Court House and surface parking lots. Sizes range from 1,448 SF to 3,573 SF.	sale	Chris Greenman, Capstone Properties (401) 454-4660
3 Davol Square	10,040 SF	3 spaces available within 118,000 square foot Class B building with parking located in the Jewelry District. Space may be subdivided. Max: 4,153 SF. Min: 1,950 SF. Easy highway access.	lease	Jay Fluck, CBRE: (401) 331-0350, jay.fluck@cbre-ne.com or Richard Jaffe (401) 273-6278; Richard.Jaffe@DavolSquare.com
500 Exchange Street	10,000 SF	Downtown Providence's newest office tower with on site parking, adjacent to train station. Gold LEED certified with state-of-the art, highly efficient building systems. Fitness center, cafeteria and conference/media room on-site. Large windows for spectacular views of the State House and downtown skyline.	lease	Karl Sherry and Matt Fair, Hayes & Sherry. (401) 273-1980. ksherry@hayessherry.com; mfair@hayessherry.com
76 Dorrance	9,797 SF	Convenient location, across from JWU. Various configurations available. Max contiguous: 1,700 SF. Smaller suites ranging from 200 SF to 450 SF. Retail space available as well.	lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com

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Address	Square Footage	Description	Sale Price/Rental Rate	Contact
1 Custom House	9,349 SF	Known as The Equitable Building, One Custom House Street was first constructed in 1872, one of the first structures to use a "cast iron" façade in Providence. Complete period-correct historic renovation. Brand new heating, ventilation and air condition system – separate equipment and controls per floor. Brand new electrical service throughout. Convenient to banks, courthouses, restaurants. Surrounded by readily available public surface and structured parking. Professional suites range from 180 SF to 1,474 SF.	lease	Michael A. Voccola, The Procaccianti Group. (401) 946-4600 or mvoccola@tpgcompanies.com. Visit www.onecustomhouse.com.
123 Dyer	8,603 SF	2 office condominiums totaling 8,603 SF of bright, 1st (3,530' ) and 2nd (5,073' ) floor office space in the Hay buiding, configured with perimeter office and bullpen areas. Units are currently connected via an internal stairway which can be removed. Walking distance to all courts and close to restaurants, retailers, offices, etc. Directly across from the Providence River, with great East Side views.	lease or sale	Leeds Mitchell, MG Commercial: (401) 751-3200 x17; www.mgcommercial.com
400 Westminster	8,500 SF	Office suites ranging from single offices up to 6,000 contiguous square feet. Many offices include all utilities and WiFi. Architecturally historic building surrounded by amenities within walking distance including hotels, restaurants, parking facilities, PPAC, Trinity Rep and RI Convention Center. High-end interior finishes throughout. Located at the highly visible corner of Westminster and Empire streets with convenient highway access. 6,000 SF avail on 5th floor. 2,500 SF on ground floor.	lease	Irene Schmitt, The Baltic Group. ischmitt@thebalticgroup.com (401) 475-2266
42 Weybosset	8,030 SF	3,495 SF on 5th floor; 2,750 SF available on 4th floor; and 1785 SF on 3rd floor in the Wilcox building. 4th floor is move-in ready! The suites offer great views of downtown Providence and are logically configured with open work areas and private office space. Convenient to downtown amenities, including train station.	lease	Leeds Mitchell, MG Commercial: (401) 751-3200 x17; www.mgcommercial.com
217 Westminster	8,000 SF	Space available on 3rd and 4th floors. 4,000 SF each. Tall ceilings, column free space.	lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com

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150 Chestnut	8,000 SF	2 condos available in the heart of the Knowledge District: 3,720 SF and 4,280 SF. May be sold together or separately. Creative space with exposed brick and post and beam. Flexible layout.	sale	Matt Fair, Hayes & Sherry, (401) 273-1980. mfair@hayessherry.com.
One West Exchange Street	7,200 SF	3 spaces available within Omni Hotel complex, adjacent to Providence Place, RI Convention Center and Dunkin' Donuts Center. Max: 4,500 SF, 4th floor. Min: 1,200 SF ground floor. Tenant access 24/7.	lease	Andrew Galvin, CB Richard Ellis. (401) 330-1915. Andrew.Galvin@cbre-ne.com
Gateway Center 15 Park Row West	7,075 SF	2,125 SF avail on 1st floor. 4,950 SF avail on 2nd floor. 150+ car parking available under 4-story, 118,000 SF building; 24-ft glass atrium; \$13 million of recent improvements made by Fidelity Investments; Adjacent to Providence train station and Providence Place Mall. 4 hotels nearby.	negotiable	Alden Anderson, Jr., CB Richard Ellis: (401) 621-4338; alden.anderson@cbre-ne.com
One Financial Plaza	6,000 SF	Sublease on 24th floor. Fully furnished. Class A tower with ground floor amenities, 24/7 security and tenant fitness center.	sublease	Peter Hayes & Matt Fair, Hayes & Sherry. (401) 273-1980. phayes@hayessherry.com; mfair@hayessherry.com
30 Kennedy Plaza	5,608 SF	Historic Exchange Building in downtown financial district. 3 spaces available. Max contiguous space: 3,015 SF. Min: 1,205 SF.	lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com

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56 Pine	5,215 SF	The Hanley Building is a historic 7-story signature brick office building comprised of street retail and professional offices. The 4,525' bright third floor suite offers 11 private offices and a large open bullpen area, along with 2 adjacent suites totaling 690'. Located on Pine Street in Providence's financial district, the Hanley Building is easily accessible and convenient to the area court houses, parking and restaurants.	Sale or lease	Leeds Mitchell, MG Commercial: (401) 751-3200 x17; www.mgcommercial.com
50 Weybosset	5,000 SF	Space available on second and third floors; 2500 SF each. In the heart of the Financial District near Arcade and Hampton Inn. New windows.	lease	Ron Wexler: (401) 261-1830
101 Dyer Street	4,586 SF	2,586 SF available on 2nd floor. 2,000 SF available on 3rd floor. This 5-story, 52,600± SF brick and beam Owen Building, overlooks the Providence River. Located in downtown financial district, within easy walking distance to East Side.	lease	Alden Anderson, Jr., CB Richard Ellis: (401) 621-4338; alden.anderson@cbre-ne.com.
55 Pine	4,582 SF	Great Financial District location. Entire top (5th) floor of Courthouse Square building available for lease. 4,200 SF divided into 11 office spaces, plus a full kitchen and two baths with a reception area and bathrooms. May be subdivided. Individual office suites available on 2nd floor as well.	lease	Samson Realty (401) 454-5454
349 Eddy Street	4,048 SF	Office and R&D space. 20 private offices, outdoor patio area, and kitchenette. Walking distance to fitness center and restaurants. Excellent visibility and accessibility for either office or retail.	lease	Andrew Galvin, CB Richard Ellis. (401) 331-0350. Andrew.Galvin@cbre-ne.com
Center Place	3,928 SF	2 small offices available in mixed-use residential building at 50 Park Row West, directly across from train station. On-site amenities. Easy access to Providence Place, State Capitol, downtown, East Side, Smith Hill, and highways.	lease	Alden Anderson, Jr., CB Richard Ellis: (401) 621-4338; alden.anderson@cbre-ne.com; Jay Fluck: (401) 621-4333; jay.fluck@cbre-ne.com.



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145 Westminster	3,800 SF	Upper floor of mixed use retail/residential building in heart of Financial District. Cathedral ceilings. New HVAC. Build outs available.	lease	Pete Hayes & Matt Fair, Hayes & Sherry, (401) 273-1980; www.hayessherry.com; phayes@hayessherry.com; mfair@hayessherry.com
3-9 Steeple Street	3,200 SF	2100 SF avail on 3rd floor; 1100 SF avail on 2nd floor. Historic building on Providence waterfront. Offices may be built to suit.	NNN lease	Todd Turcotte, Capital Properties: (401) 435-7171; toddt@cappropinc.com
339 Eddy	2,600 SF	Space available on 1st floor. Adjacent to Brown University's Alpert Medical School.	lease	Andrew Galvin, CBRE: (401) 330-1915 or andrew.galvin@cbre-ne.com
270 Westminster	2500 SF	Heat included. Full floor available.	lease	Stanley Weiss (401) 272-3200
127 Dorrance	2,500 SF	Newly renovated office center that provides daily use of office space or monthly rentals. 100' minimum. Services/amenities include wi-fi throughout, on-site administrator, use of the conference rooms each month, lounge area, ability to use SKYPE, Go to my Meeting conferencing services at an hourly cost, discounts on UPS and Fed-Ex shipping, etc. Next to Garrahy Court.	shared lease	John D. Cregan, Paramount Properties, (401) 273-6100, www.ppgcommercial.com
146 Westminster	2,200 SF	Creative loft space with exposed ceilings, large windows and original hardwoods on corner of Westminster and Orange streets.	lease	Karl Sherry or Matt Fair, Hayes & Sherry: (401) 273-1980; ksherry@hayessherry.com or mfair@hayessherry.com

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10 Davol	2,200 SF	Suite on 2nd floor, move in ready. Recently built out with workstations, telephone and data. Location at the intersection of Point and Eddy Street in Jewelry District near hospitals.	lease	Karl Sherry & Matt Fair, Hayes & Sherry: (401) 273-1980; ksherry@hayessherry.com; mfair@hayessherry.com
321 South Main	2,000 SF	One space available in the Heritage building. Accessible location near I-95, between the East Side, the Financial District and College Hill. Quaint historic street near Brown and RISD, walkable to train station and hotels.		Alden Anderson, Jr., CB Richard Ellis: (401) 621-4338; alden.anderson@cbre-ne.com; Andrew Galvin, (401) 331-0350. Andrew.Galvin@cbre-ne.com
Regency Plaza	1,807 SF	2 suites. 1,474 SF on lobby level with en suite bathroom. 333 SF in lower lobby level (without windows). 24/7 access and concierge. Rent includes use of fitness center, pool, business center, and conference rooms.	lease	Carolyn Kelly, Regency Plaza: (401) 621-4007
160 Westminster	1,500 SF	Prime space in the Financial District. Raw space available on 2nd floor.	lease	Tony Afonso, Moses Afonso: (401) 453-3600
133 Mathewson	1,400 SF	Creative multi-use space available on the first floor of owner-occupied building. Includes 2 separate private offices, ADA compliant restrooms, wide open floor space and a shared conference room with projector and screen.	lease	Jim Conway: William Raveis Real Estate, jim.conway@raveis.com, (401) 447-6062
143 Westminster	1,000 SF	Several options available on 3rd floor, ranging from 200-1000 SF. Flexible lease terms. Move-in ready. Great location near Kennedy Plaza. Large windows, wood floors. May have access to additional theater-style space.	lease	Jordan Durham: (978) 771-8807 or jmd@durhampolak.com; Matt Fair, Hayes & Sherry. mfair@hayessherry.com, (401) 273-1980

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49 Weybosset	1,125 SF	5th floor available. Historic Bldg 1876 in historic Custom House District -- Downtown Financial District. Close to courts, restaurants, Hampton Inn across the street, RISD and J&W dorms nearby, 4 parking lots within 100 yards.	sublease	Deborah DelSesto, (401) 225-9797 or deb@delsesto.us
60 Orange	1,000	Ground floor space on side street in Financial District. May be used for office or retail.	lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com
9 Peck	1,000	Ground floor space on side street. May be used for office or retail.	lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com
56 Pine	576	Small office within the Hanley Building, a historic 7-story signature brick office building in the Financial District. Convenient to area court houses, parking and restaurants.	lease	Leeds Mitchell, MG Commercial: (401) 751-3200 x17; www.mgcommercial.com
SMALL SHARED SPACES				
134 Mathewson	various configurations	Affordable, rental space for non profit or for profit programs & events. Rental space includes hall, kitchen, various meeting spaces. Easy access from Kennedy Plaza and in the heart of the Arts & Theater district.	lease	Karen Gager, HeadsUp, Inc. (401) 331-1069 or kgager@headsupri.org.
244 Weybosset		The Hatch Entrepreneurial Center provides facilities, conference rooms, and meeting spaces for early-stage companies, offering opportunities for entrepreneurs to discuss operational issues with other start-ups and connect with mentors.	lease	info@hatchri.com; (401) 263-5626; hatchri.com

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204 Westminster Street		The Design Office has 12 custom desks and 14-foot wide library tables. It can be used as a full-time office for \$385/month or part-time space for \$175/month.	lease	thedesigntoffice.org; info@thedesigntoffice.org
131 Washington Street		DC206: Digital City is a co-working space within AS220's Mercantile Block. Membership levels range from \$250/month for unlimited monthly hours to \$75/month for part-time.		digitalcityri.org