

AVAILABLE OFFICE SPACE IN DOWNTOWN PROVIDENCE

Address	Square Footage	Description	Sale Price/Rental Rate	Contact
10 Dorrance	67,100 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 tailor and deli. Up to 18,704 SF contiguous. Min. space: 800 SF. Several suites available. Renovations and upgrades completed.	lease	Leeds Mitchell IV; leeds@mgcommercial.com; (401) 751-3200
40 Westminster	60,000 SF	Providence Financial District, intersection of Westminster and Weybosset. Class A, 23-story, 266,000 SF office building w/newly renovated entrance lobby. Configurations range from 2,000 to 11,807 SF per floor. Tenants include: Textron World Headquarters and Ernst & Young.	Lease	Karl Sherry or Matt Fair, Hayes & Sherry; (401) 273-1980; ksherry@hayessherry.com or mfair@hayessherry.com
33 Broad Street	51,000 SF	One Weybosset Hill has easy highway access, within close proximity to JWU, PPAC, the Dunkin' Donuts Center, and I-195 District. Full floors available on 3rd and 4th floors. Half of ground floor and 2nd floor available as well.	Lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com
100 Westminster	44,000 SF	Classic 20 story, 390,000 SF class A building, recently transformed with upscale, contemporary lobby. 24-hour security, on-site parking, unbeatable views. Home to several Fortune-500 companies. Small suites to full floors available for lease. Max contiguous space available is 20,500 SF.	Lease	Holly Regoli, Paolino Properties, (401) 274-6611 holly@paolinoproperties.com www.paolinoproperties.com
IGT Center (10 Memorial Blvd.)	40,000 SF	Fully built out space available on top two floors of premier 10-story glass and metal exterior signature building. 10th floor has 28,000 SF, and 9th floor has 12,000 SF available. Located on the prominent corner of Francis Street and Memorial Boulevard, 2 blocks from train station. On-site parking available. Direct connection to Interstate 95.	lease	Pete Hayes & Matt Fair, Hayes & Sherry, (401) 273-1980; www.hayessherry.com; phayes@hayessherry.com; mfair@hayessherry.com

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500 Exchange Street	37,500 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
155 South Main	23,179 SF	The Packet Building has a convenient location for courts, near RISD, Brown, Providence River, and Financial District. Property includes indoor valet parking. Max contiguous space: 6,142 SF. Min: 1,206 SF.	lease	Bliss Properties (401) 272-0804; www.blissproperties.net; office@blissproperties.net
55 Dorrance	20,000 SF	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. 10,000 SF available on 4th and 5th floors.	lease	Vince Geoffroy: vg@sherlewagner.com
128 Dorrance	16,800 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 1,548 SF to 6,622 SF.	sale	Chris Greenman, Capstone Properties (401) 454-4660
335-337 Westminster	16,000 SF	8,000 SF second floor available in historic building. 8,000 SF lower basement level also available. First floor space available soon.	lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com

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292 Westminster	16,000 SF	Four full floors available in the historic Tilden Thurber building. Excellent visibility in heart of Arts & Entertainment District.	lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com
3 Davol Square	16,000 SF	Beautiful turnkey space available in Jewelry District with high ceilings, brick and beam construction, and large windows. Space can be leased in increments of 4,000 SF or in its entirety. Flexible footprints offer office spaces, open areas, and conference rooms. Located next to South Street Landing, near Brown Medical School.	sublease	Matt Fair, Hayes & Sherry: (401) 273-1980 x105; mfair@hayessherry.com
86 Weybosset	15,000 SF	All of 2nd and 7th floors available: 7,000 SF each. Large windows throughout building. Retail space available as well. Convenient Financial District location.	lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com
233 Richmond	14,800 SF	Space available on first floor with 12 offices, 3 conference rooms, ample space for work stations, and 2 restrooms. 14 parking spaces included. Located in the Jewelry District, one block from South Street Landing. Excellent access to I-95 and I-195.	lease	John Cregan, CB Richard Ellis: (401) 621-4335; john.cregan@cbre-ne.com
89 Ship Street	13,089 SF	Freestanding building with character located in heart of the Jewelry District near I-195 land, JWU, and Brown. Mix of offices, open areas, and conference spaces. Easy highway access and on-site parking for 15 cars.	sale or lease	Pete Hayes & Matt Fair, Hayes & Sherry, (401) 273-1980; www.hayessherry.com; phayes@hayessherry.com; mfair@hayessherry.com

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10 Weybosset	12,642 SF	Modernized, elegant building in the heart of downtown financial district. On-site building superintendent. Virtual tours available online. Minimum leasable space: 435 SF. Max contiguous space: 5,843 SF. Tenants have 24/7 access.	lease	Bliss Properties (401) 272-0804; www.blissproperties.net; office@blissproperties.net
76 Westminster	12,000 SF	The Turks Head Building is a historic, 17-story, 146,200 square foot office property in the heart of Providence's financial district. Within close proximity to municipal and federal courthouses, the property caters to law firms, financial services and professional services firms. With flexible 9,100 square foot floor plates, it serves tenants from as low as 500 square feet to over 18,000 SF. Available space ranges from 500-4200 square feet.	lease	Acropolis Management Services: (401) 453-4100
66-72 South Main Street	11,958 SF	Historical property in Providence's South Main Street District offering easy access to Downtown, Interstate 95, and the historic East Side. Located within a short walking distance to the courthouses, the Financial District, RISD, and countless restaurants and shops. Minimum divisible space: 1,374 SF. Max contiguous space: 3,564 SF.		John Cregan, CB Richard Ellis: (401) 621-4335; john.cregan@cbre-ne.com
50 Exchange Terrace	10,700 SF	2nd and 3rd floors available (5,350 SF each) in East Pavilion Building. 13' ceilings on a portion of the 2nd floor, 9' ceilings on the 3rd floor. Parking, restaurants and a Marriott Courtyard located within the complex. Prime location within walking distance to train station, Financial District, Providence Place, Convention Center, and Waterplace Park.	lease	John Cregan, CB Richard Ellis: (401) 621-4335; john.cregan@cbre-ne.com
146 Clifford	10,224 SF	Nicely renovated 15,000 SF building with large new windows and 12' ceilings. Well maintained interiors, including bathrooms and common areas. Located in the heart of the Jewelry District with easy access to Route 95/195. Two spaces available for office, R&D, medical or institutional use. Spaces are 3,624 SF and 6,600 SF. Parking available.		Leeds Mitchell, MG Commercial: (401) 751-3200 x17; www.mgcommercial.com

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Address	Square Footage	Description	Sale Price/Rental Rate	Contact
One West Exchange Street	8,895 SF	Sublease available through 3/31/20 in Omni Hotel complex, adjacent to Providence Place, RI Convention Center and Dunkin' Donuts Center. Space comes fully furnished with high end buildout. Tenant access 24/7.	sublease	Matt Fair, Hayes & Sherry: (401) 273-1980 x105; mfair@hayessherry.com
365 Eddy	8,648 SF	Four story office condominium with 3 suites available: 4,300 SF; 2,248 SF and 2,100 SF. In the heart of the Jewelry District across the street from South Street Landing and Davol Square.	lease	Leeds Mitchell, MG Commercial: (401) 751-3200 x17; www.mgcommercial.com
275 Westminster	8,000 SF	Excellent location near restaurants, shops and arts venues. Space available on 3rd floor. May be divided. Smaller suites (150 SF) available on 1st and 4th floors.	Lease	Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com
One Empire Plaza	7,297 SF	Space available in 100,000 SF building that houses graduate programs and administrative offices for Roger Williams University's metro campus. ±7,200 RSF available on the 5th floor. 35 space street level garage. Over 3,900 parking space within a three-minute walk. Fully wired for fiber and communications. Surrounded by amenities within walking distance including hotels, restaurants, RI Convention Center, Kennedy Plaza, Amtrak train station, and Providence Place. Card access for after-hours entry.	lease	John Cregan, CB Richard Ellis: (401) 621-4335; john.cregan@cbre-ne.com
101 Dyer Street	7,086 SF	3 spaces available: 3,200 SF on 1st floor; and 1,300 SF and 2,586 SF on 2nd 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.

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Address	Square Footage	Description	Sale Price/Rental Rate	Contact
123 Dorrance	6,500 SF	6,500 SF condo suite available. Retrofitted suite in 6-story historic Masonic Temple building with excellent views. New features include a recently refurbished lobby and digital tenant/owner directory. Located next to Family Court and all downtown amenities.	lease/sale	Leeds Mitchell and George Paskalis, MG Commercial: (401) 751-3200; www.mgcommercial.com
40 Fountain Street	6,350 SF	Renovated historic 8-story Gardner Building. Excellent location near City Hall, hotels, Kennedy Plaza, and Convention Center. Max contiguous: 6,350 SF on 1st floor.	lease	Tom Sweeney, Sweeney Real Estate. tsweeney@reari.com; (401) 523-5101.
1 State Street	6,000 SF	One State Street is a 6-floor, 36,000 SF modern office building featuring a marble & granite entryway, State House views, onsite parking and secure entry. Located directly across from the State House with convenient access to Providence Station, all of Downtown Providence & beyond. 6,000 SF suite with ground-floor identity, open floor plan, private offices and glass doors that open to a beautiful private garden. Available September 2017.	lease	Lisa Saunders, The D.L. Saunders Real Estate Corp., 401-831-4000, Ext. 757, leasing@dlsaunders.com
1 Davol Square	5,779 SF	2 spaces available. Former mill building converted to first-class office space that offers on-site and adjacent parking, full-time receptionist in the lobby, after- hours keypad entry, etc. and is professionally managed. Located in the Jewelry District (Eddy and Point Streets) in proximity to Brown University's Warren Alpert Medical School. Within walking distance from both Downtown and the East Side of Providence.	lease	John Cregan, CB Richard Ellis: (401) 621-4335; john.cregan@cbre-ne.com
143 Westminster	5,000 SF	Units available ranging from 2,500-5,000 SF. Flexible lease terms. Renovated common areas.	lease	Scott Blackledge, City Spaces RI: (800) 571-4671. Cityspacesri.com
146 Westminster	4,700 SF	Historic building on corner of Westminster and Orange streets. Newly renovated lobby. Prime Financial District location. 4,700 SF available on 5th floor. High ceilings, large windows, wood accents. Large private offices. Move-in ready.	lease	Matt Fair, Hayes & Sherry: (401) 273-1980 x105; mfair@hayessherry.com

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56 Pine Street	4,638 SF	Renovated office condo available on third floor of historic Hanley building. Excellent Financial District location with high ceilings and great window lines.	sale or lease	David Lucivero, Hayes & Sherry, 401.273.1980 x107 dlucivero@hayessherry.com
72 Pine Street	4,165 SF	Well appointed Class B office building located on the corner of Dorrance and Pine, in the Financial District within walking distance to City Hall, Garrahy Courthouse, Kennedy Plaza, and Waterplace Park. Easy access to I-95 and I-195. Two suites available: 605 SF and 3,560 SF.	lease	Tom Sweeney, Sweeney Real Estate. tsweeney@sreari.com; (401) 523-5101.
One Financial Plaza	4,089 SF	The city's signature office tower located in the heart of the Financial District, steps to all amenities including the Amtrak and MBTA station. This 28 story, 322,000' office building boasts tremendous views and offers 24-hour building access, security, and 6 high-speed elevators. Sublease expires March 2018.	sublease	Leeds Mitchell, MG Commercial: (401) 751-3200 x17; www.mgcommercial.com
145 Westminster	3,850 SF	Upper floor of mixed use retail/residential building in heart of Financial District. Cathedral ceilings. New HVAC. Architecturally unique. Build outs available.	lease	Pete Hayes & Matt Fair, Hayes & Sherry, (401) 273-1980; www.hayessherry.com; phayes@hayessherry.com; mfair@hayessherry.com
150 Chestnut	3,720 SF	Condo available in the Doran building, in the heart of the Knowledge District. Creative space with exposed brick and post and beam. Flexible layout.	sale	Tom Sweeney, Sweeney Real Estate. tsweeney@sreari.com; (401) 523-5101.
42 Weybosset	2,750 SF	2,750 SF available on 4th floor in the Wilcox building. Recently renovated and 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

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Address	Square Footage	Description	Sale Price/Rental Rate	Contact
3-9 Steeple Street	2,735 SF	Unit available on 4th floors. Completely restored historic building on Providence waterfront, considered the oldest industrial/commercial building in the city. New elevator, separate utilities, new heating and air conditioning systems for each unit, high speed internet and video surveillance. Offices may be built to suit.	NNN lease	Capital Properties: (401) 435-7171; info@cappropinc.com
75 Weybosset	1,600 SF	First and second floor available for retail or office use in historic building next to the landmark Arcade.	lease	Pilot Real Estate: (401) 831-7214
128 Dorrance	1,600 SF	Condo unit featuring efficient build out with private offices, open work space, and a kitchenette. Located in Shakespeare Hall, a historic 6-story brick office building with exceptional visibility, steps to Family Court and all downtown amenities.	sale	Leeds Mitchell, MG Commercial: (401) 751-3200 x17; www.mgcommercial.com
56 Exchange Terrace	1,500 SF	Space available on third floor in East Office Building with excellent transportation access. Building is home to accounting, engineering, marketing, law, and renewable energy firms.	lease	Chris Marsella: chris@marselladevelopment.com, (401) 421-1910
144 Westminster	1,400 SF	Suite for rent in historic Financial District building.	lease	Bill Piccerelli: (401) 831-0200
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
Regency Plaza	960 SF	Office suite available- includes 3 individual offices, conference room and reception area. Bright, light filled and attractive space with views of downtown Providence. Utilities included. On-site parking and easy access from Routes 95, 195 and 146. Regency Plaza is convenient to the Financial District, Kennedy Plaza and Providence Place.	lease	Carolyn Kelly, Regency Plaza: (401) 621-4007; http://www.chr-apartments.com/regency-plaza-apartments

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55 Pine	499 SF	Courthouse Square building. Great Financial District location. Individual office suites available on 2nd floor: 91 SF, 132 SF, 91 SF and 159 SF. Rent includes utilities.	lease	Samson Realty (401) 454-5454; samsonrealty.com
400 Westminster	432 SF	Two spaces available. Suite 54 is a 2 person executive suite. Suite 45 is a 1 person executive suite that includes 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.	lease	Irene Schmitt, The Baltic Group. ischmitt@thebalticgroup.com (401) 475-2266
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.

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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
204 Westminster		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
10 Dorrance		Private offices, part-time offices and co-working spaces. Short term solutions.	lease	Colleen Gran, Regus: (401) 519-3602
91 Clemence		Founders League offers co-working opportunities for entrepreneurs in a newly designed space. Members have 24/7 access, 365 days a year. Options include daily and weekly passes, basic membership, designated desks, private offices, and corporate membership.		foundersleague.co/coworking
10 Davol		Social Enterprise Greenhouse invites companies to rent a desk or office, or join as a member. The space offers access to conference, classroom, and event space, along with member-only programming, professional development, and networking opportunities.		segreenhouse.org/our-space/become-a-hub-member
56 Exchange Terrace		Four small cubicles available within first floor office. Includes access to conference room, kitchen, staff. 2 blocks from train station. High visibility.	lease	Chris Marsella: chris@marselladevelopment.com, (401) 421-1910