

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 |
| 100 Westminster | 61,000 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 2,940 SF. | Lease | Holly Regoli, Paolino Properties, (401) 274-6611 holly@paolinoproperties.com www.paolinoproperties.com |
| 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 |
| 75 Fountain | 41,267 SF | Re-imagined and redeveloped space in one of Providence's premier office buildings with 4 stories. Formerly the Providence Journal HQ, this building has been transformed with modern interior design renovations and amenity upgrades. Prime downtown location across the street from the RI Convention Center and Omni Providence Hotel, near the Dunkin' Donuts Center and Providence Place. Very close to Rt. 95, Rt. I-195 and Rte. 6/10. 1st floor (east): 15,535 RSF; Mezz (east): 8,365 RSF; Mezz (west): 10,609 RSF; 2nd floor: 6,758 RSF. | Lease | Alden Anderson, Jr., CB Richard Ellis; (401) 621-4338; alden.anderson@cbre-ne.com. |

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| 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 |
| 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 |

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| 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 |
| 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 |
| 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 |
| 275 Westminster | 13,300 SF | Excellent location near restaurants, shops and arts venues. A few thousand SF available on 3rd floor. May be divided. 5,000 SF suite available on first floor and basement level for retail, service or office use. Smaller suites (150 SF) available on 4th floor. | Lease | Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.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 |
| 292 Westminster | 12,000 SF | Full floors available on 2nd, 3rd and 4th floors 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 |
| 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 |

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| 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 |
| 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 |
| 86 Weybosset | 7,336 SF | 6th floors available: 7,336 SF. Large windows throughout building. Retail space available as well: 3,000 SF at 82 Weybosset; 1,000 SF at 9 Peck and 1,000 SF at 60 Orange Street. Convenient Financial District location. | 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 |

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| 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. |
| 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 |
| 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 |
| 40 Fountain Street | 5,800 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 | Kevin Casey or Tom Sweeney, Sweeney Real Estate. kcasey@sreari.com or tsweeney@sreari.com; (401) 523-5101. |
| 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 |

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| 112 Union | 5,000 SF | Two 2,500 square foot spaces. Upper floors are residential. Central location near apartments, offices, and URI Feinstein building. | lease | Seth Zeren, Armory Revival: (401) 272-2711; szeren@armoryrevival.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 |
| 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 |

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| 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@sreri.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 |
| 204 Westminster | 2,500 SF | Space available on second floor. High ceilings, bright windows, and central location near intersection of Westminster and Dorrance streets. | lease | Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com |
| 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 | Streetcar Real Estate: (781) 845-8884 |
| 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 |

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| 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 |
| 44 Weybosset | 1,000 SF | Basement space with windows in historic Financial District building. | Lease | (401) 441-2345 |
| 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 |
| 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 | 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 | lease | Irene Schmitt, The Baltic Group. ischmitt@thebalticgroup.com (401) 475-2266 |
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| 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 |
| 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 |

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| 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 |
| 275 Westminster | | Excellent location near restaurants, shops and arts venues. Private offices available on 3rd floor with everything included in rent. May be used as studio space. Options range from 150 SF to a few thousand SF. | Lease | Arthur Lima, Paolino Properties, (401) 274-6611 www.paolinoproperties.com |