

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 |
| One Financial Plaza | 50,775 SF | First class office space at Providence landmark corporate address. 28-story, 322,000 SF building in core of financial district. Min divisible space: 1,200 SF. Max: 12,615 SF. On-site fitness center. Full service bank and Starbucks in lobby. | lease | Alden Anderson, Jr., CB Richard Ellis: (401) 331-0350; alden.anderson@cbre-ne.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 | John Cregan: (401) 621-4335; Alden Anderson, Jr., CB Richard Ellis: (401) 621-4338; alden.anderson@cbre-ne.com. |

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| 1 Citizens Plaza | 40,242 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. | lease | Alden Anderson, Jr.; CB Richard Ellis: (401) 331-0350, alden.anderson@cbre-ne.com; John Cregan: (401) 621-4335 |
| 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 |
| 100 Westminster | 28,000 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 |
| 10 Weybosset | 25,793 SF | Modernized, elegant building in the heart of downtown financial district. On-site building superintendent. Virtual tours available online. Minimum leasable space: 251 SF. Max contiguous space: 7,500 SF. Tenants have 24/7 access. | lease | Bliss Properties (401) 272-0804; www.blissproperties.net; office@blissproperties.net |
| 55 Dorrance | 23,600 SF | Located next to City Hall and central to amenities like the Biltmore Hotel, Providence Place, Waterplace Park, Amtrak/MBTA train station, the Omni 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, plus two smaller suites on 2nd floor. | lease | Brendan Moran, Providence Capital Properties: b Moran@providenceg.com |

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| 33 Bassett | 23,168 SF | Ideal for an adaptive re-use type development project for a mixed use or residential or office conversion. | sale | George Paskalis, MG Commercial: george@mgcommercial.com; (401) 751-3200 |
| 1 West Exchange Street | 18,495 SF | Space within Omni Hotel, adjacent to Providence Place and RI Convention Center. 2 units: 9,600 SF and 8,895 SF. Spaces offer an abundance of natural light and has excellent tenant identity opportunities from the elevator. | lease | Andrew Galvin, CB Richard Ellis: (401) 330-1915 (A) or John Cregan: (401) 621-4335 |
| 180 Westminster | 16,268 SF | Office suites available at competitive rates in the Dorrance Building. Dorrance Building: 4 story office/retail building located in the heart of the Downcity district at intersection of Dorrance/Westminster. 3 units on 2nd floor totaling 10,337 SF. 2 units on 4th floor totaling 5,931 SF. | lease | Christopher 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 |
| 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 |

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| 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 |
| 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 |
| 155 South Main | 11,956 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: 3,652 SF. Min: 1,874 SF. | lease | Bliss Properties (401) 272-0804; www.blissproperties.net; office@blissproperties.net |
| 400 Westminster | 10,352 SF | First floor: SF. Second floor: 2,452 SF with combination of offices and conference room. Fourth floor: 950 SF corner executive suite with 3 offices and conference room. Fifth floor: 950 SF corner executive suite with 2 larger offices and conference room. All recently remodeled and ready for occupancy. 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 |

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| 66-72 South Main Street | 9,958 SF | Spaces available on 1st, 2nd, and 3rd floors of historic building constructed in 1846. Impeccably maintained interior with beautiful original artwork. Elevator added in 1998. Located in the South Main Street District within walking distance to the various court houses, Financial District, RISD, Brown, the East Side and numerous restaurants and shops. | lease | Alden Anderson, Jr., CB Richard Ellis: (401) 331-0350; alden.anderson@cbre-ne.com. |
| 10 Greene | 8,000 SF | First Floor: 3,000 SF of open space with perimeter offices and a private entry. Lower Level: 5,000 SF of nicely finished space ready for immediate occupancy. Lease rate includes onsite parking. | 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 |
| 56 Pine | 6,991 SF | This 6,991 SF office condo is the penthouse suite of the Hanley Building, a historic 7-story brick office building comprised of street retail and professional offices. Incredible views, a large conference room, multiple executive offices, and ADA compliant. Convenient to the area court houses, parking, restaurants and the highway. | sale | Tom Sweeney, Sweeney Real Estate. tsweeney@sreari.com; (401) 523-5101. |
| IGT Center (10 Memorial Blvd.) | 6,865 SF | Two units available on 9th floor: 3,242 SF and 3,623 SF. 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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| 101 Dyer Street | 6,736 SF | 4 office units available in the Owen Building: 1,300 SF and 2,586 SF on 2nd floor, and 1,750 SF and 1,100 SF 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 | John Cregan, CB Richard Ellis: (401) 621-4335; john.cregan@cbre-ne.com |
| 128 Dorrance | 6,639 SF | Two units available in Shakespeare Hall building, one block away from Garrahy Court and within walking distance of two other courts. Entire penthouse level (7th floor) with beautiful views. Also entire 6th floor with 13 offices, 3 conference rooms, large open work area, 3 restrooms, kitchen, storage/file rooms and reception area. Units available for sale or lease. | sale or lease | Christopher Greenman, Capstone Properties: (401) 454-4660 |
| 123 Dorrance | 6,500 SF | 6,500 SF condo suite available. Retrofitted suite in 6-story historic Masonic Temple building with excellent views. Can be combined or sold as 3 separate suites. 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; george@mgcommercial.com; leeds@mgcommercial.com; www.mgcommercial.com |
| 40 Westminster | 6,400 SF | Sublease opportunity on 9th floor of Textron World Headquarters, a 23 story, 266,000 SF Class A office tower. The 6,400 SF suite offers great views of downtown Providence and is logically configured with open work areas and private office space. | lease | Leeds Mitchell, MG Commercial: (401) 751-3200 x17; 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. | lease | Lisa Saunders, The D.L. Saunders Real Estate Corp., 401-831-4000, Ext. 757, leasing@dlsaunders.com |
| 56 Pine | 6,000 SF | Brick and beam finish with 11 offices, one conference room, bullpen area, kitchenette on 6th floor of Hanley Building. | lease | John Cregan, CB Richard Ellis: (401) 621-4335; john.cregan@cbre-ne.com |

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| 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 |
| 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 | Matt Fair, Hayes & Sherry, (401) 273-1980; www.hayessherry.com; mfair@hayessherry.com |
| 10 Davol Square | 3,000 SF | Sublease available on first floor through October 2019. | lease | Andrew Galvin, CB Richard Ellis: (401) 330-1915 (A) or John Cregan: (401) 621-4335 |
| 112 Union | 2,800 SF total | Two units available: 1,350 SF and 1,450 SF. This spectacular first floor commercial office /retail space features skylights, original crown moldings, and other decorative elements, as well as custom floor plans, and more. Perfect for creative/design firms, retailers, and more. Upper floors are residential. Central location near apartments, offices, and URI Feinstein building. | Lease | Seth Zeren, Armory Revival: (401) 272-2711; szeren@armoryrevival.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 floor. 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 |

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| 72 Pine Street | 2,587 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 1,982 SF. | lease | Tom Sweeney, Sweeney Real Estate. tsweeney@sreari.com ; (401) 523-5101. |
| Gateway Center 15 Park Row West | 2,125 SF | 2,125 SF avail on 1st 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) 331-0350; alden.anderson@cbre-ne.com |
| 216 Weybosset | 1,775 SF | Space available in historic Bush building near PPAC. | lease | Andolfo Associates: (401) 273-8989 |
| 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 |
| 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 |

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| 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 |
| 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, 134 Collaborative (401) 331-1069 or kgager@134collaborative.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 | | 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 |
| 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 | 13,300 SF | 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 |
| 160 Westminster, 2nd floor | | What Cheer Writers Club is a co-working space for writers, graphic novelists, illustrators, cover artists, podcasters, editors, and patrons. Fully staffed 7 days/week. Day passes and memberships available. Meeting space on site. | | What Cheer Writers Club: 401-307-2450; whatcheerclub.org/coworking |