

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: bmoran@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
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.

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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
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

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Address	Square Footage	Description	Sale Price/Rental Rate	Contact
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
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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Address	Square Footage	Description	Sale Price/Rental Rate	Contact
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
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.

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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
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

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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	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	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, 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
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	thedesignoffice.org; info@thedesignoffice.org

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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