



FULL BUILDING OPPORTUNITY

16,375 SF

196 Richmond Street
Providence, RI

FOR LEASE

CBRE



BROWN

EXCELLENT LOCATION

EXCELLENT LOCATION

● HEALTHCARE

● JOHNSON & WALES UNIVERSITY

● RISD

● BROWN UNIVERSITY

● NEW DEVELOPMENT

1 Riverhouse Apartments (±\$62 Million)

2 South Street Landing (±\$230 Million)

3 Chestnut Commons (±\$33 Million)

4 Garrahy Garage (±\$43 Million)

5 Point225 (±\$90 Million)

6 Aloft Hotel (2021 Completion ±\$56 Million)

7 Parcel 28 - Proposed 250 unit; 20,000 SF retail

8 Parcel 6 - 62 residential units; 13,000 SF grocery store

● DTC DOWNTOWN TRANSIT CONNECTOR

Pick up at each location between train station and hospitals, every five minutes or less.

DISTANCE TO:

- WARREN ALPERT MEDICAL SCHOOL OF BROWN UNIVERSITY
±1 minutes
- RHODE ISLAND COLLEGE SCHOOL OF NURSING
±2 minutes
- JWU SCHOOL OF ENGINEERING
±2 minutes
- URI COLLEGE OF NURSING
±2 minutes
- RHODE ISLAND HOSPITAL, HASBRO CHILDREN'S HOSPITAL, WOMEN & INFANTS HOSPITAL
±0.7 miles
- BROWN SCHOOL OF ENGINEERING
±0.9 miles



196 Richmond Street

RHODE ISLAND CONVENTION CENTER

PROVIDENCE PLACE MALL

RHODE ISLAND TRAIN STATION

KENNEDY PLAZA

PARK

COLLEGE HILL

BROWN UNIVERSITY

PEDESTRIAN BRIDGE

DORANCE STREET

DYER STREET

SOUTH WATER STREET

SOUTH MAIN STREET

STREET

8

7

4

5

6

2

3

1

DTC

DTC

DTC

DTC

DTC

8

4

5

6

2

3

1

DTC

DTC

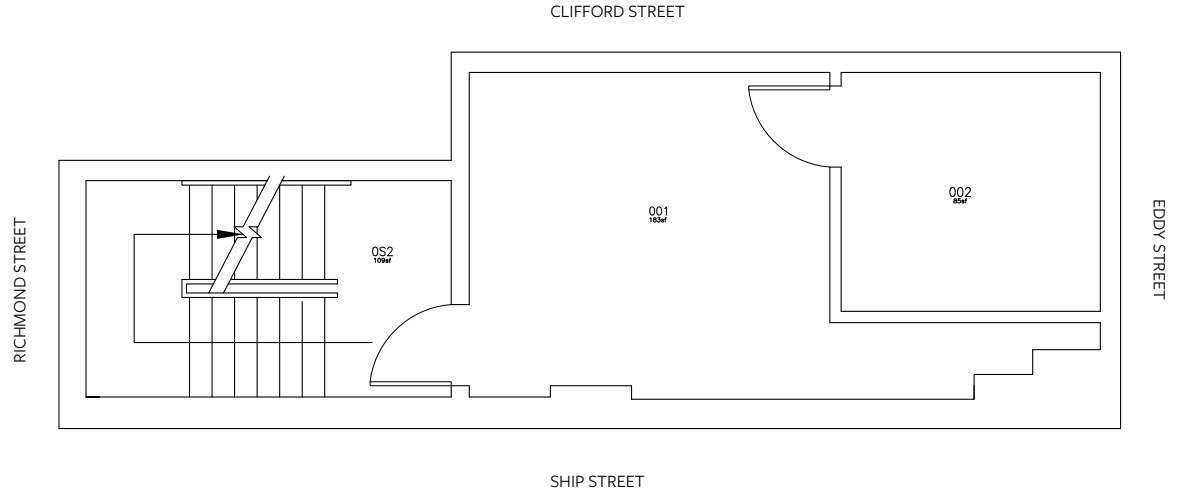
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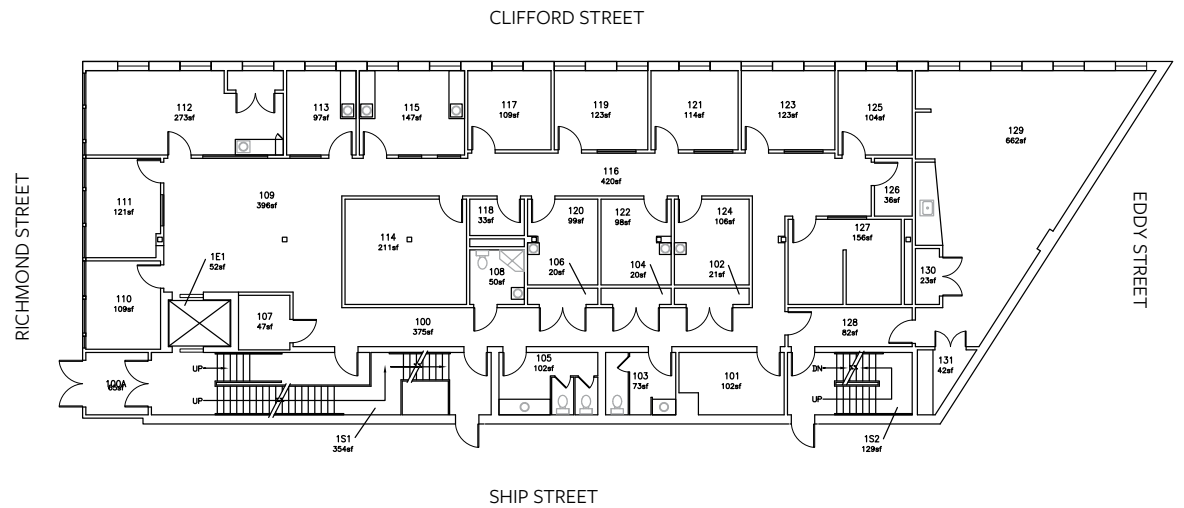
DTC

FLOOR PLANS

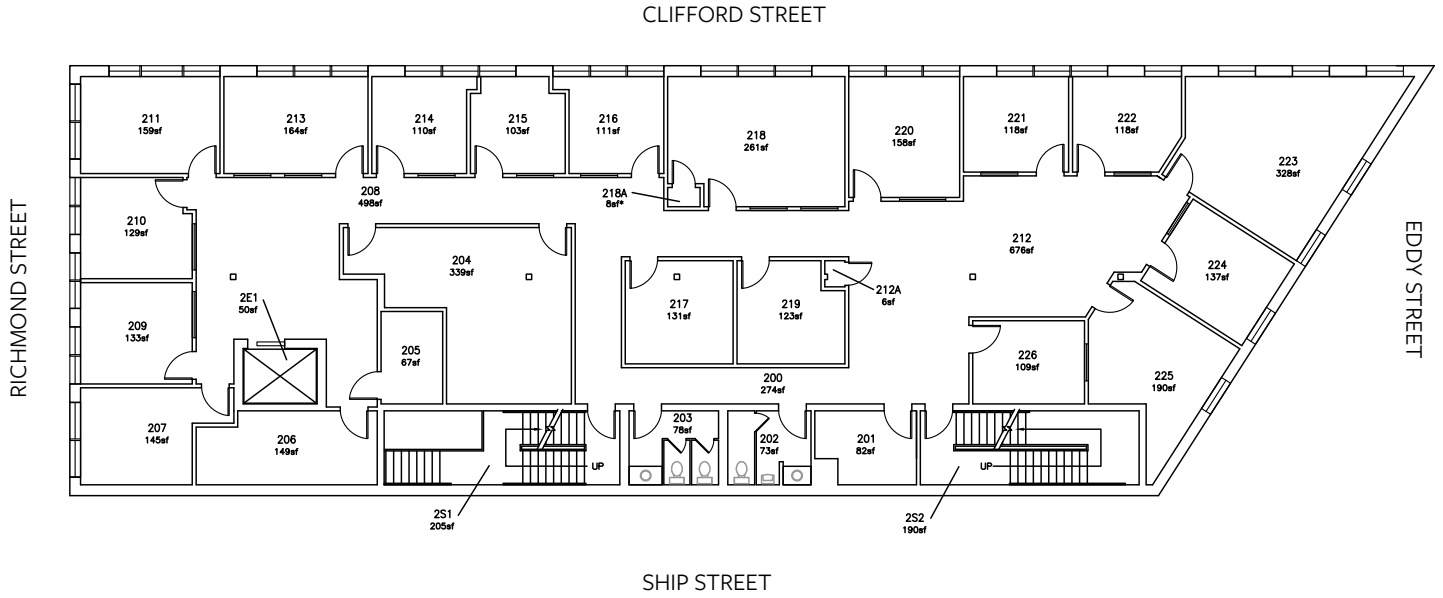
BASEMENT



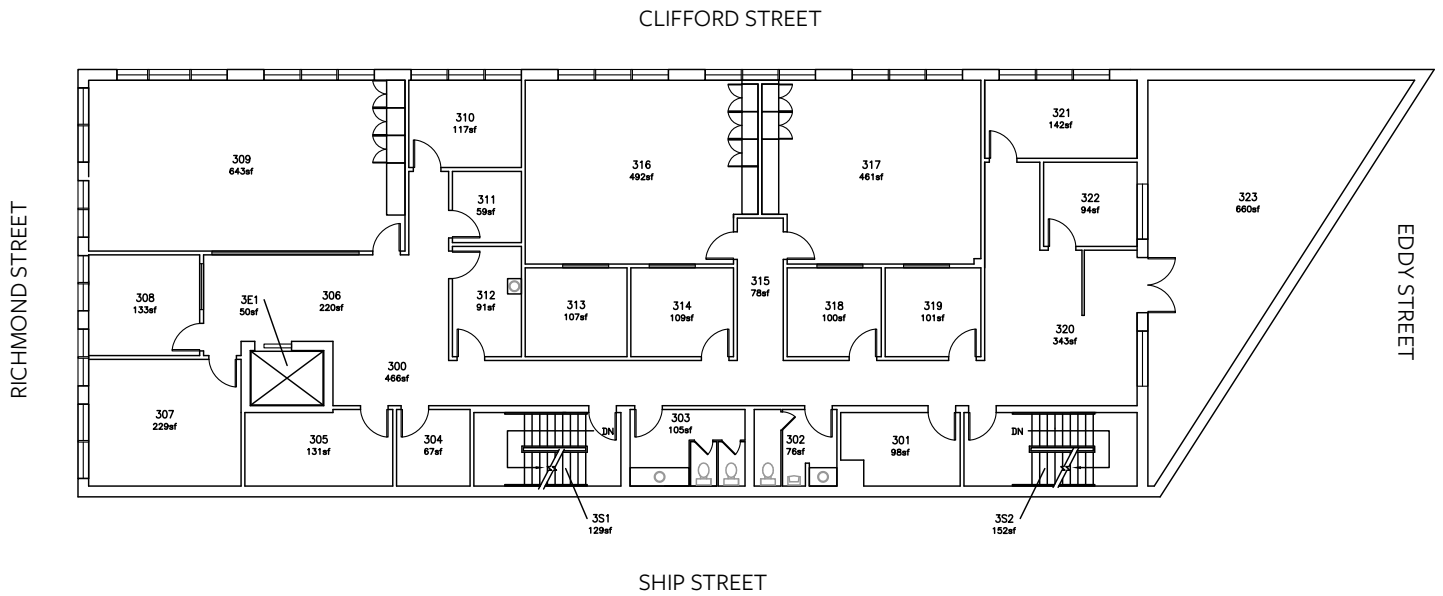
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



BUILDING SPECIFICATIONS

Address 196 Richmond Street

SF ±16,375

Stories Three stories

Year Built/Renovated 1920; 2011/2012

HVAC Gas-fired RTU

Elevator One

Zoning D-1-120; I-EIOD



CONTACT US

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CBRE



BROWN

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