FULL BUILDING OPPORTUNITY

16,375 SF

196 Richmond Street
Providence, RI

FOR LEASE

CBRE
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

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
# BUILDING SPECIFICATIONS

<table>
<thead>
<tr>
<th><strong>Address</strong></th>
<th>196 Richmond Street</th>
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<tbody>
<tr>
<td><strong>SF</strong></td>
<td>±16,375</td>
</tr>
<tr>
<td><strong>Stories</strong></td>
<td>Three stories</td>
</tr>
<tr>
<td><strong>Year Built/Renovated</strong></td>
<td>1920; 2011/2012</td>
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<tr>
<td><strong>HVAC</strong></td>
<td>Gas-fired RTU</td>
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<tr>
<td><strong>Elevator</strong></td>
<td>One</td>
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<tr>
<td><strong>Zoning</strong></td>
<td>D-1-120; I-EIOD</td>
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**CONTACT US**

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