

Retail Opportunity

1,295 SF Restaurant / Retail Space

250 Brook Street
Providence, Rhode Island



Retail Opportunity

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For Lease

Features

- + Servicing close to 10,000 Undergraduate and Graduate Students
- + Over 4,500 staff and Faculty Employees at Brown University
- + The University attracts over 100,000 visitors per year

2022 Demographics	0.5 Miles	1 Mile	3 Miles
Population	12,046	27,793	221,144
Households	3,334	10,208	83,923
Daytime Population	18,109	69,353	263,941
Average Household Income	\$100,218	\$115,112	\$83,204

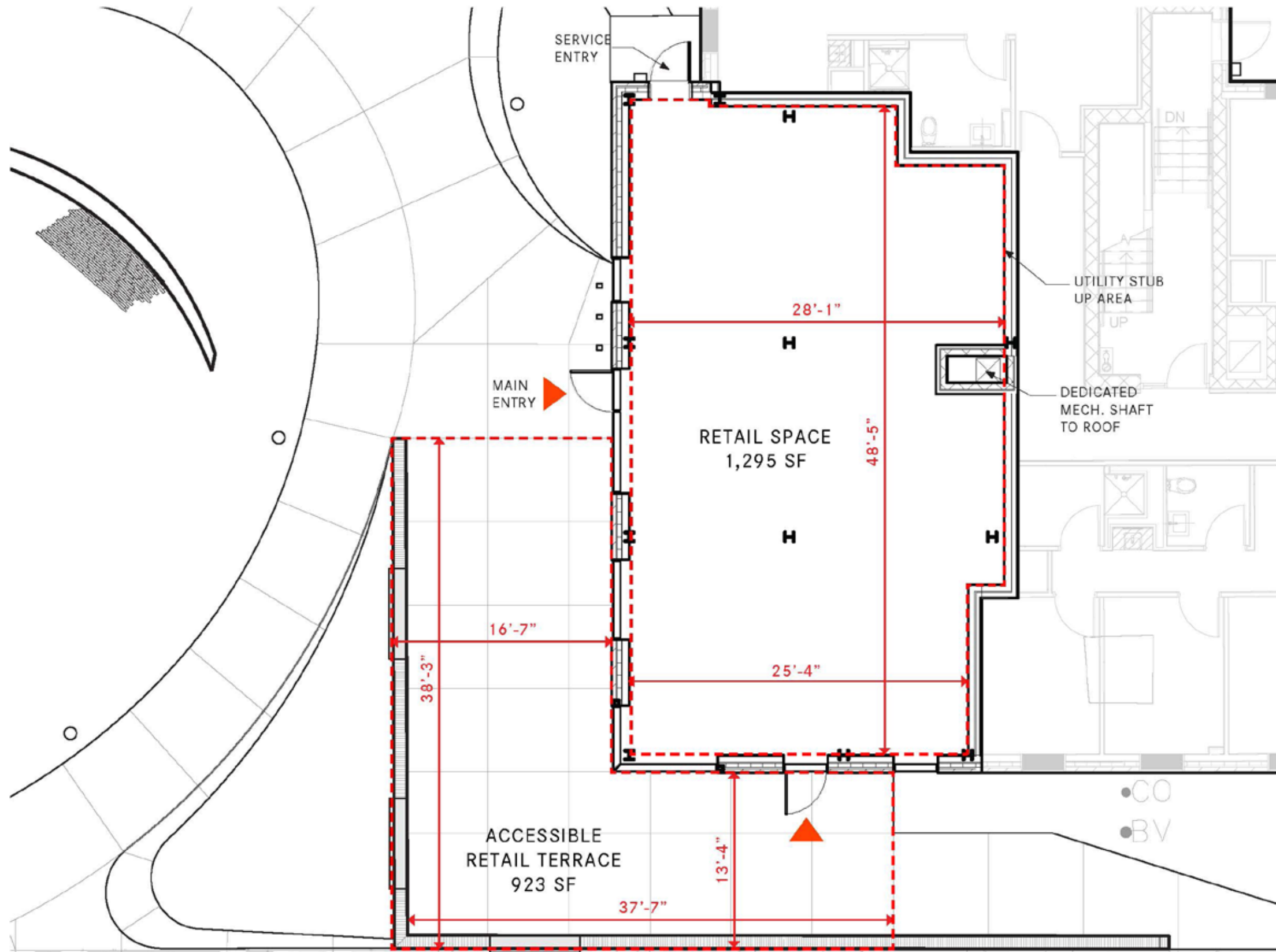


Site Plan

Brand new residential hall with over 350 beds
Delivery anticipated to be Spring 2023 for fit out



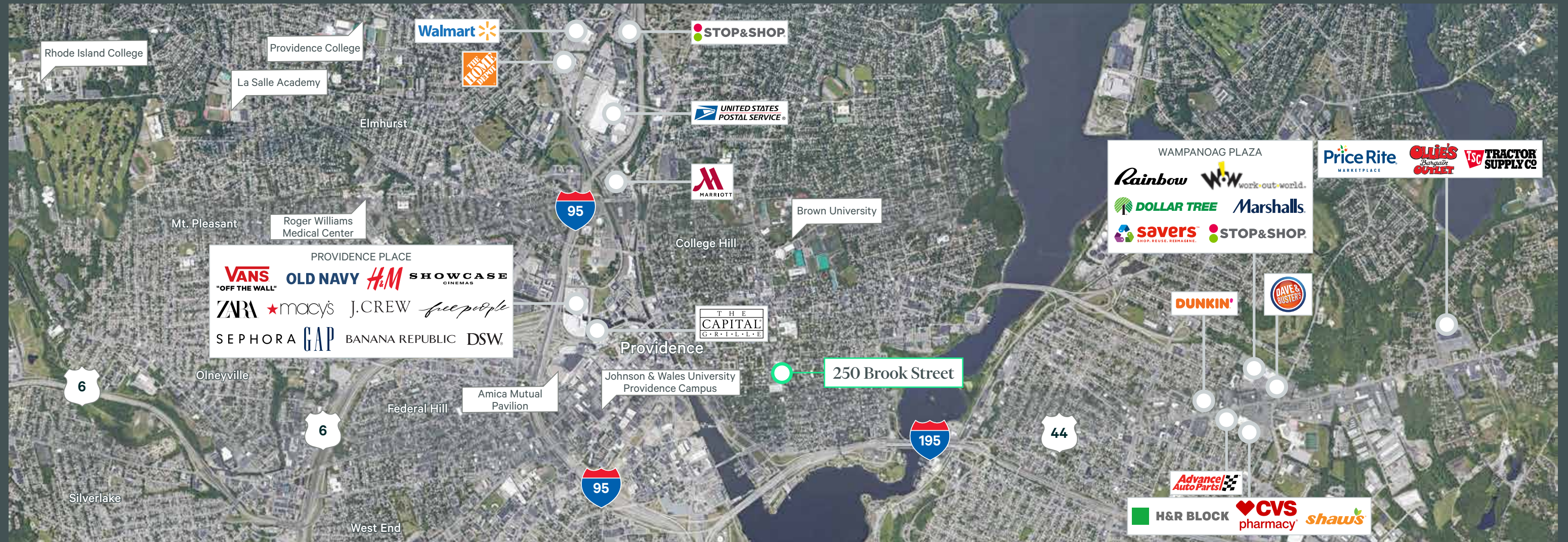
Floor Plan



Tenant Improvement

- 1,295 square feet
- 18ft high ceilings with 12 1/2 ft curtain wall glazing.
- Southeast corner exposure with two primary entrances and a rear service door.
- Adjacent to new public landscaping with integrated bench seating and dedicated terraces
- Space to be offered without slab to provide maximum tenant flexibility.
- Separately metered 400A, 480/277V source electrical
- Dedicated mechanical shaft way and grease trap for light-use commercial kitchen. Roof pads to be provided for future mechanical equipment by tenant.
- Dedicated sanitary service

Retail Market



Contact Us

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