

FOR LEASE

# HIGH-PROFILE JEWELRY DISTRICT LOCATION

UP TO ±3,911 SF

**365 EDDY STREET**

Providence, RI

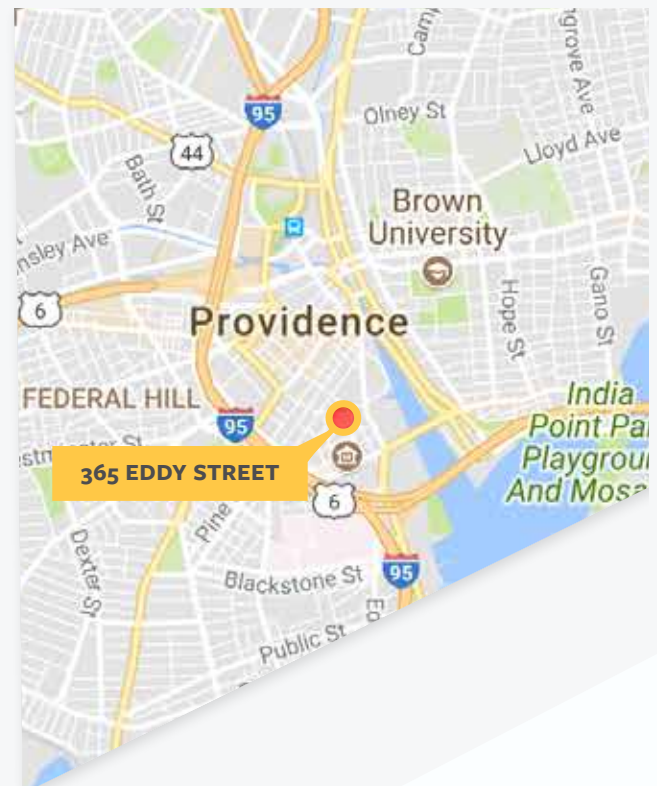
## PROPERTY DESCRIPTION

CBRE/New England is pleased to offer up to ±3,911 SF of office and/or retail space for lease at 365 Eddy Street in Providence, Rhode Island. The location is in the heart of the Jewelry District, which is home to Brown University, University of Rhode Island, Rhode Island College, Coastal Medical's corporate headquarter's and major Lifespan and Care New England research buildings.

This opportunity has significant glass exposure along Eddy Street and is directly across the street from South Street Landing, the recent 265,000 SF \$230 million project bringing Brown University, URI and RIC under one roof. Additionally, the 90,000 SF Innovation Building—anchored by Brown University, Cambridge Innovation Center and Johnson & Johnson—is anticipated to open in mid-2019.

- Excellent highway access to Interstates 95 via and 195 via Point Street
- Downtown Transit Connector stop outside the front door. Will be in use late 2019
- Pedestrian bridge connecting East Side and the Jewelry District scheduled for 2019 opening
- Proximate to River House, the 270-bed graduate and medical student housing development scheduled for occupancy in 2019

## LOCATOR MAP



**BROWN**

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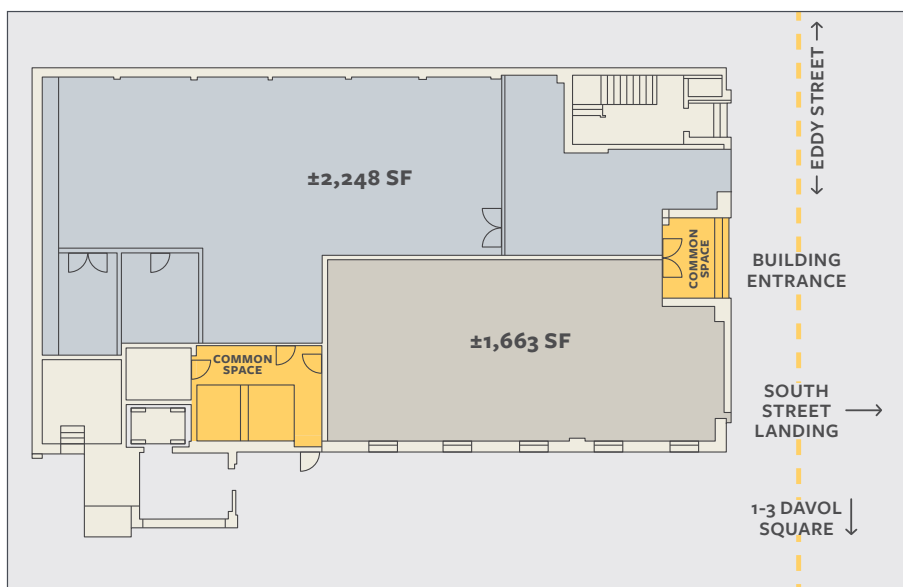
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## BUILDING SPECIFICATIONS & FLOOR PLAN

- **Available:** Combined up to ±3,911 SF
- **Lease length:** Five year minimum
- **Price:** \$23.95/SF net of utilities and janitorial. Includes landlord investment in the space
- **Location:** Directly across the street from South Street Landing. Approximately 10-12 minute walk to the train station



# CBRE

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