

FOR LEASE

RETAIL OPPORTUNITY

250 Brook Street | Providence, RI 02906

1,295 SF

Restaurant / Retail Space



PROPERTY SPECIFICATIONS

250 BROOK STREET	0.5 MILES	1 MILE	3 MILES
Traffic Counts	4,260	4,260	4,260
Population	11,364	24,870	209,981
Education (25 yr. +)	1,544	3,792	23,419
Employment	5,600	13,411	106,000
Households	3,320	9,359	13,439

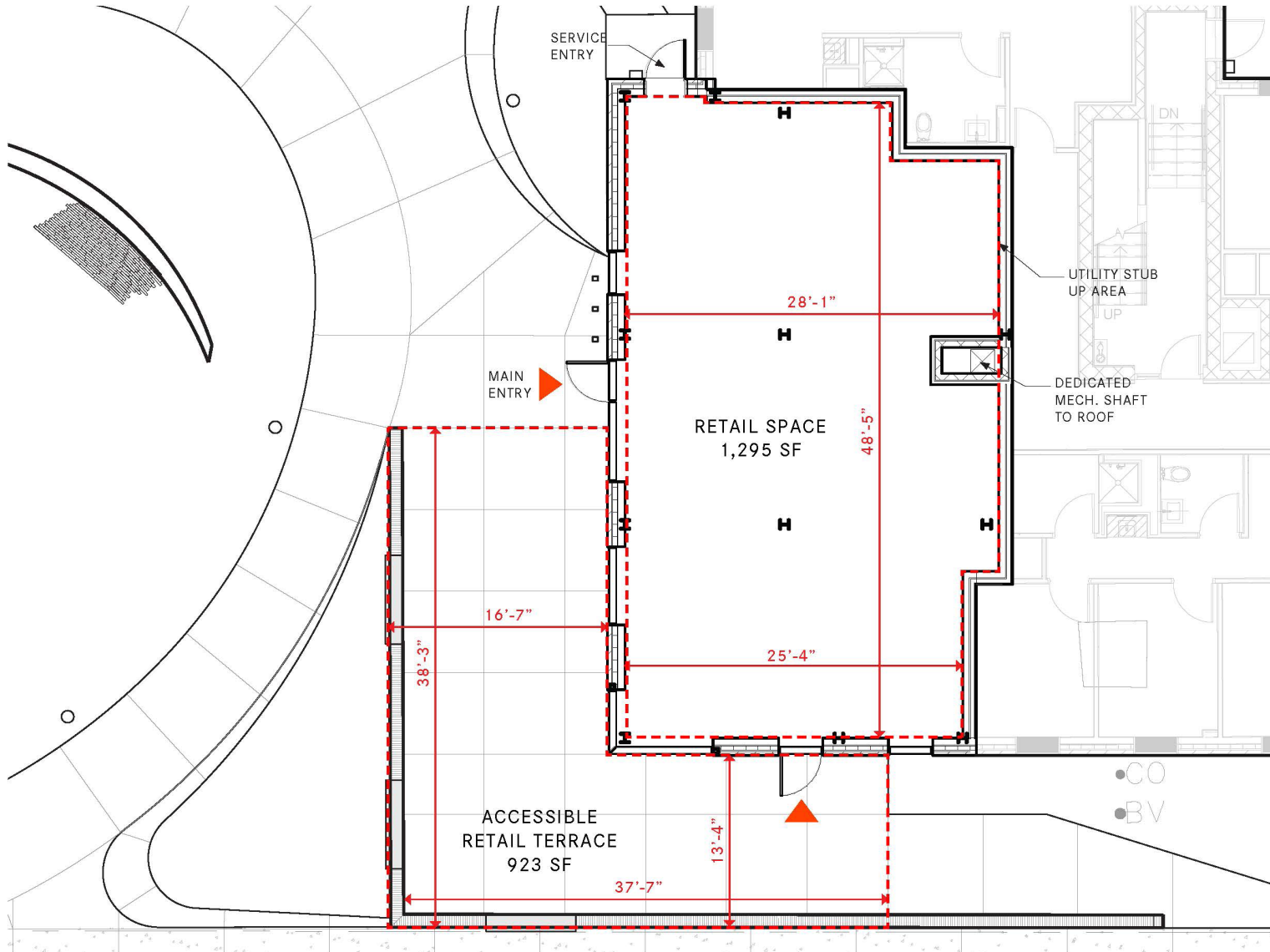
- Servicing close to 10,000 Undergraduate and Graduate Students
- Over 4,500 staff and Faculty Emmployees at Brown University.
- The University attracts over 100,000 visitors per year.



SITE PLAN

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





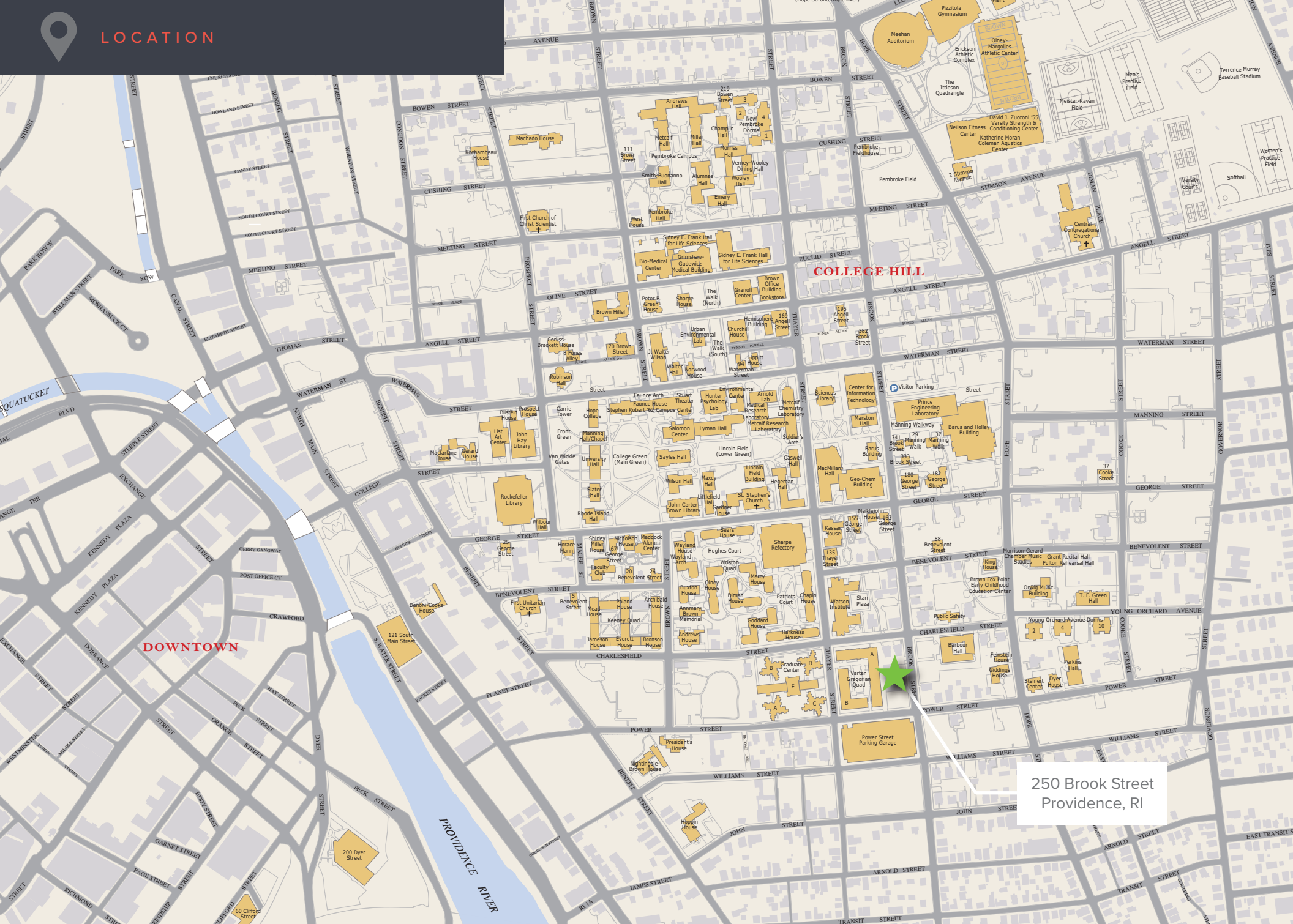
Tenant Improvement

- 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





LOCATION



COLLEGE HILL

DOWNTOWN

250 Brook Street
Providence, RI

RETAIL OPPORTUNITY

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