



FOR LEASE

HIGH-PROFILE LOCATION

1,262, 2,948 & 4,970 SF
OFFICE SPACE

ONE DAVOL SQUARE

Providence, RI

PROPERTY DESCRIPTION

CBRE is pleased to announce the availability of office space for lease at One Davol Square in Providence, Rhode Island. A former mill building that was converted to first class office space, One Davol Square is located in the heart of the Jewelry District (Eddy and Point Streets). The property is in proximity to Brown University Alpert Medical School and both the downtown and the east side of Providence.

- Immediate access to Interstates 95 and 195
- Downtown Transit Connector stop
- Four-story atrium
- Brick & beam mill construction
- On-site professional management
- Excellent tenant mix



BROWN

HIGH-PROFILE LOCATION FOR LEASE

● **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

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RHODE ISLAND
CONVENTION CENTER

PROVIDENCE
PLACE MALL

RHODE ISLAND
TRAIN STATION

KENNEDY
PLAZA

PARK

COLLEGE
HILL

PEDESTRIAN
BRIDGE

BROWN UNIVERSITY

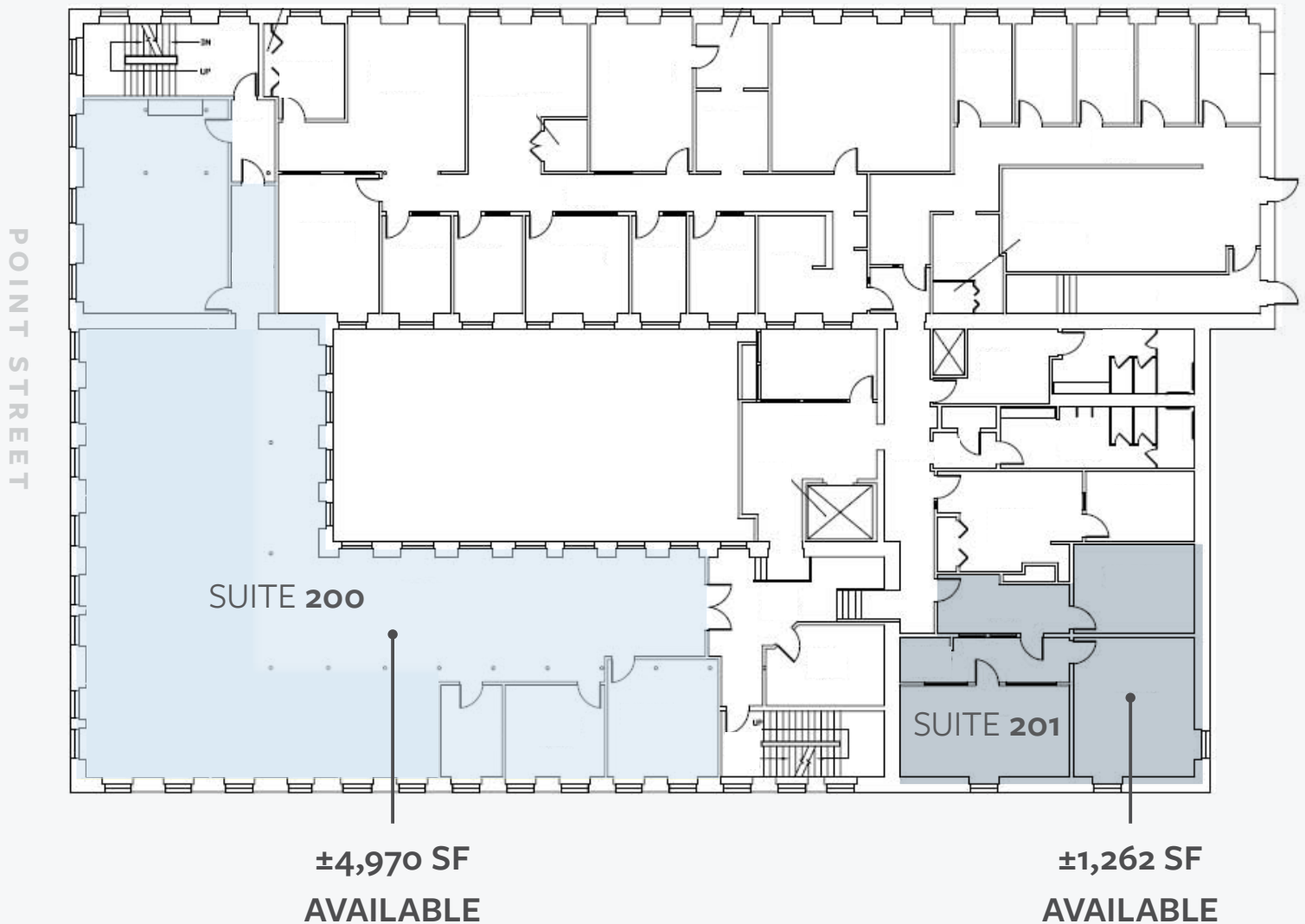
HIGH-PROFILE LOCATION FOR LEASE

BUILDING SPECIFICATIONS

- Year Built/Renovated: 1895/1981/2008
- Building Size: 34,753 SF
- Stories: Four
- Sprinkler: Fully sprinklered

SECOND FLOOR PLAN

- \$20.00 SF net of electric and janitorial



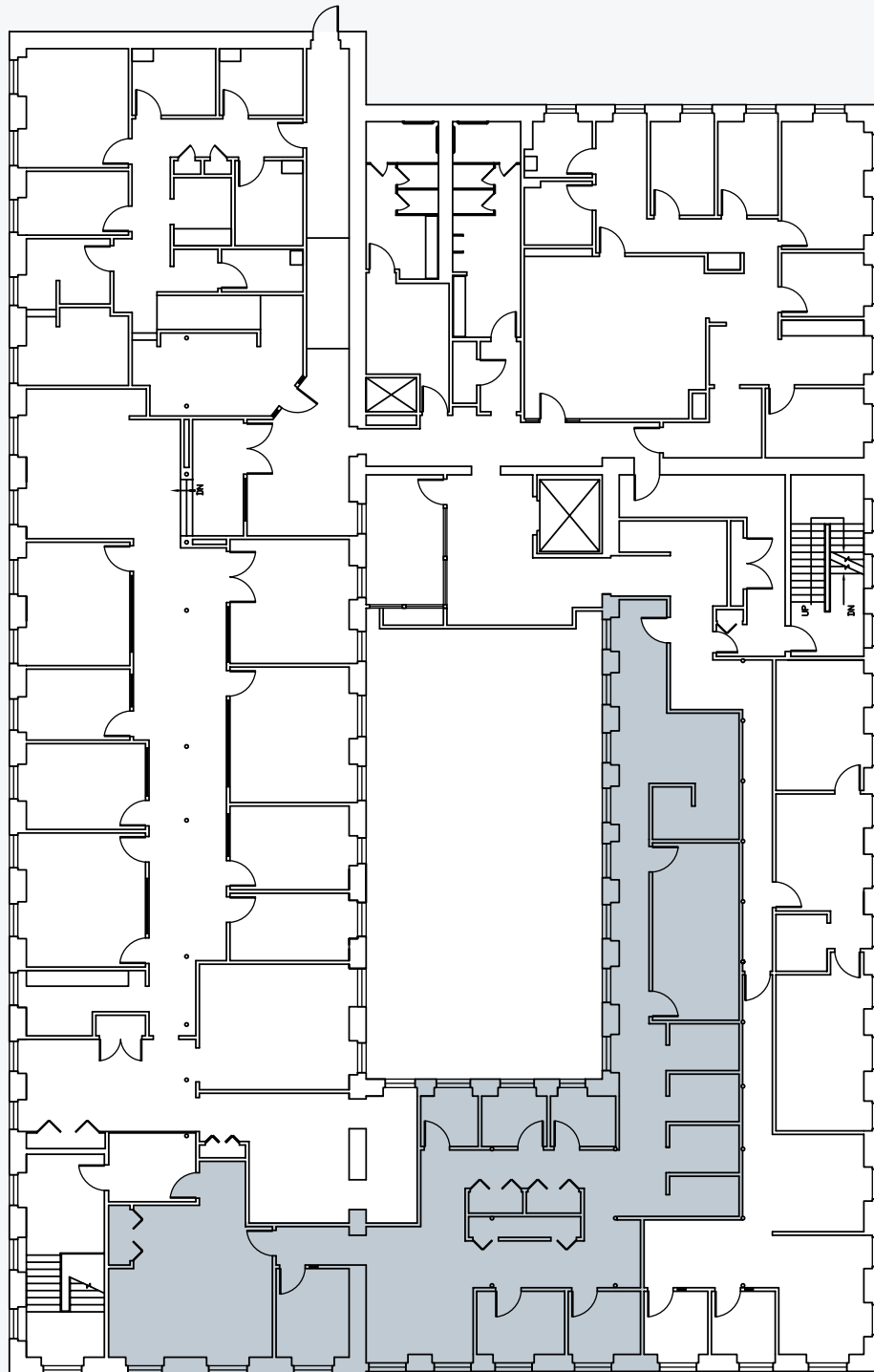
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THIRD FLOOR PLAN

SUITE 300: 2,948 SF AVAILABLE



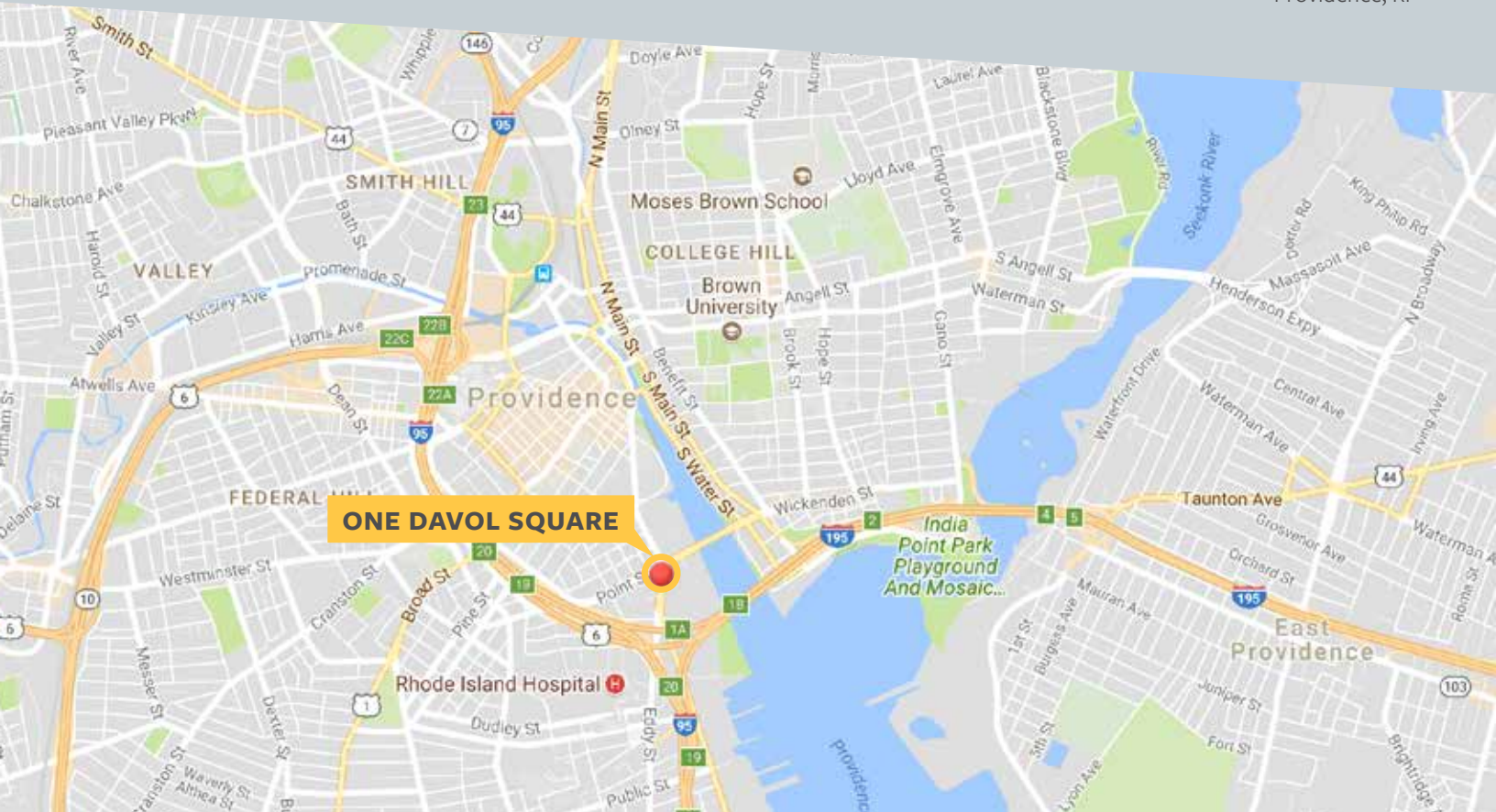
POINT STREET

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LOCATOR MAP

The property is located at a major gateway to the city of Providence with immediate access to Interstates 195 and 95. The South Street Landing project (fully occupied) and River House—a 250-bed housing development—are adjacent to One Davol Square. The recent opening of the ±\$21 million pedestrian bridge and further development on the Interstate 195 land linking the Jewelry District and the Financial District put One Davol Square at the center of activity in Providence.

CBRE

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BROWN