

OFFICE SPACE FOR LEASE



# THE EAST OFFICE BUILDING

56 Exchange Terrace , Providence, RI 02903

**LEEDS MITCHELL IV, SIOR**  
Principal Broker, Partner  
401.751.3200 x3307  
leeds@mgcommercial.com

**MG COMMERCIAL**  
365 Eddy Street, Penthouse Suite  
Providence, RI 02903  
401.751.3200 | mgcommercial.com



# PROPERTY SUMMARY



## LOCATION DESCRIPTION

56 Exchange Terrace offers the most accessible location in Downtown Providence. Situated at the foot of the Downtown interchange connecting Interstate 95 & 195 with Routes 6 & 10, the property offers employees and clients the ease of, and convenience of clear, direct and safe automobile access to and from the highway system. The entrance to the building fronts on Kennedy Plaza providing direct pedestrian connections to the central business district and nearby federal and state court buildings.

## PROPERTY HIGHLIGHTS

- Bright full-floor suite with floor to ceiling glass walls and windows on all 4 perimeter walls
- Direct elevator access into the suite
- Convenient surface parking lot adjacent to the building
- Owner occupied with on-site property management
- Adjacent to the location of the new Providence Food Hall scheduled to open in 2024

## PROPERTY DESCRIPTION

MG Commercial is pleased to offer this unique full-floor lease opportunity to the market. This third floor, 7,500 SF suite offers expansive views of Providence and Capital Center. Current configuration includes multiple conference rooms, perimeter offices, large bright kitchen/break room and open work space along the window line. This suite is in move-in condition and is sub dividable to 2,900 & 4,575 SF.

The East Office Building is a five story, 37,000 square foot office building with Class A space constructed in 1988. The building received recognition for its design details as it was faithfully constructed to replace an identical building built in 1898 and later destroyed by fire. Building mechanicals are state of the art and professionally maintained by a 24/7 property management firm. Today, the East Office Building at 56 Exchange Terrace is home to accounting, engineering, law and renewable energy firms.

## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$26.00 SF/yr (MG) |
| Available SF:  | 2,900 - 7,500 SF   |
| Building Size: | 37,500 SF          |

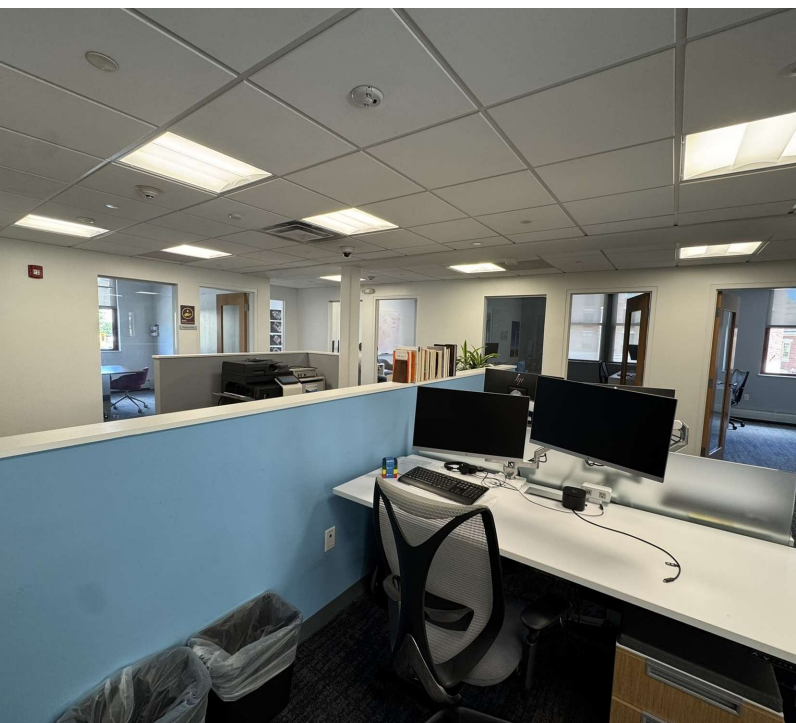
LEEDS MITCHELL IV, SIOR  
Principal Broker, Partner  
401.751.3200 x3307  
leeds@mgcommercial.com

365 Eddy Street, Penthouse Suite  
Providence, RI 02903  
mgcommercial.com





# ADDITIONAL PHOTOS



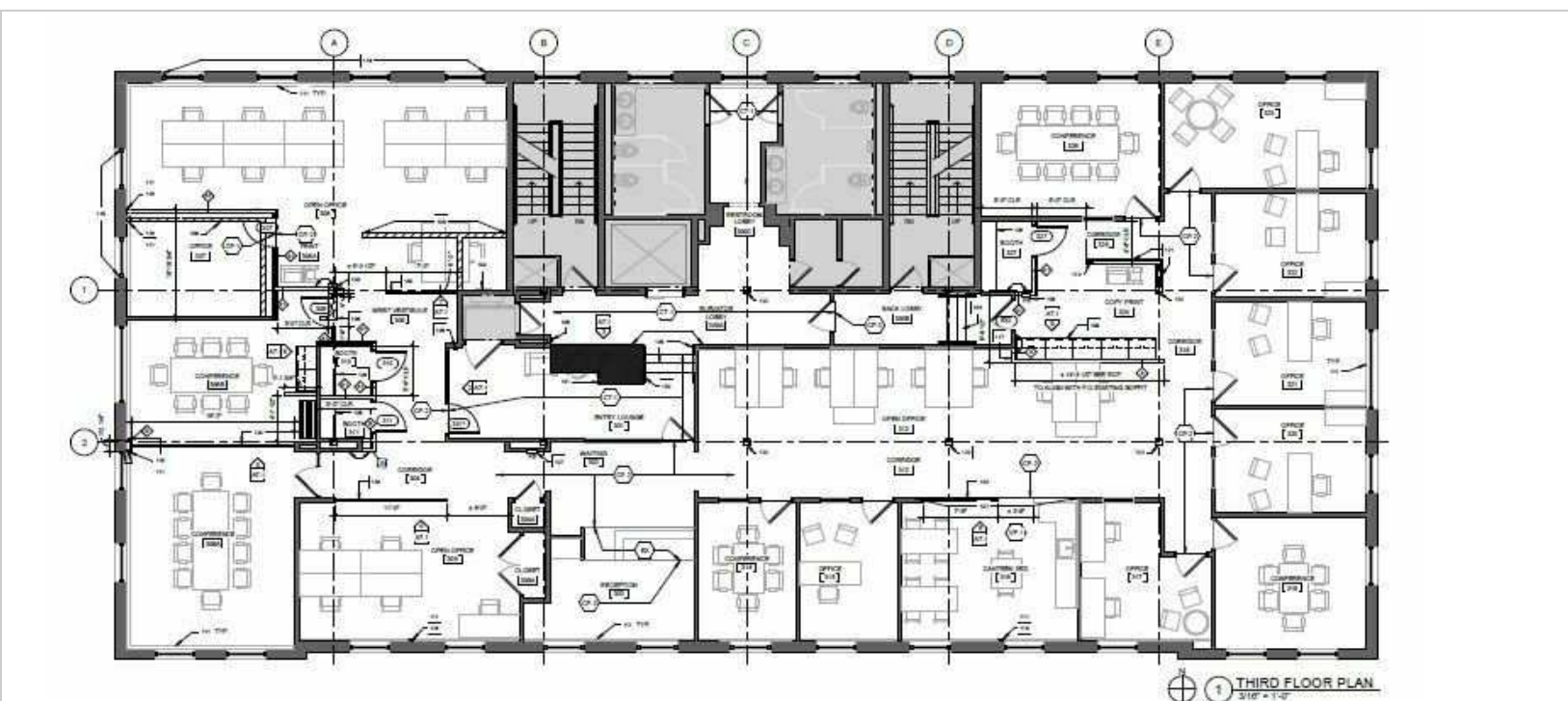
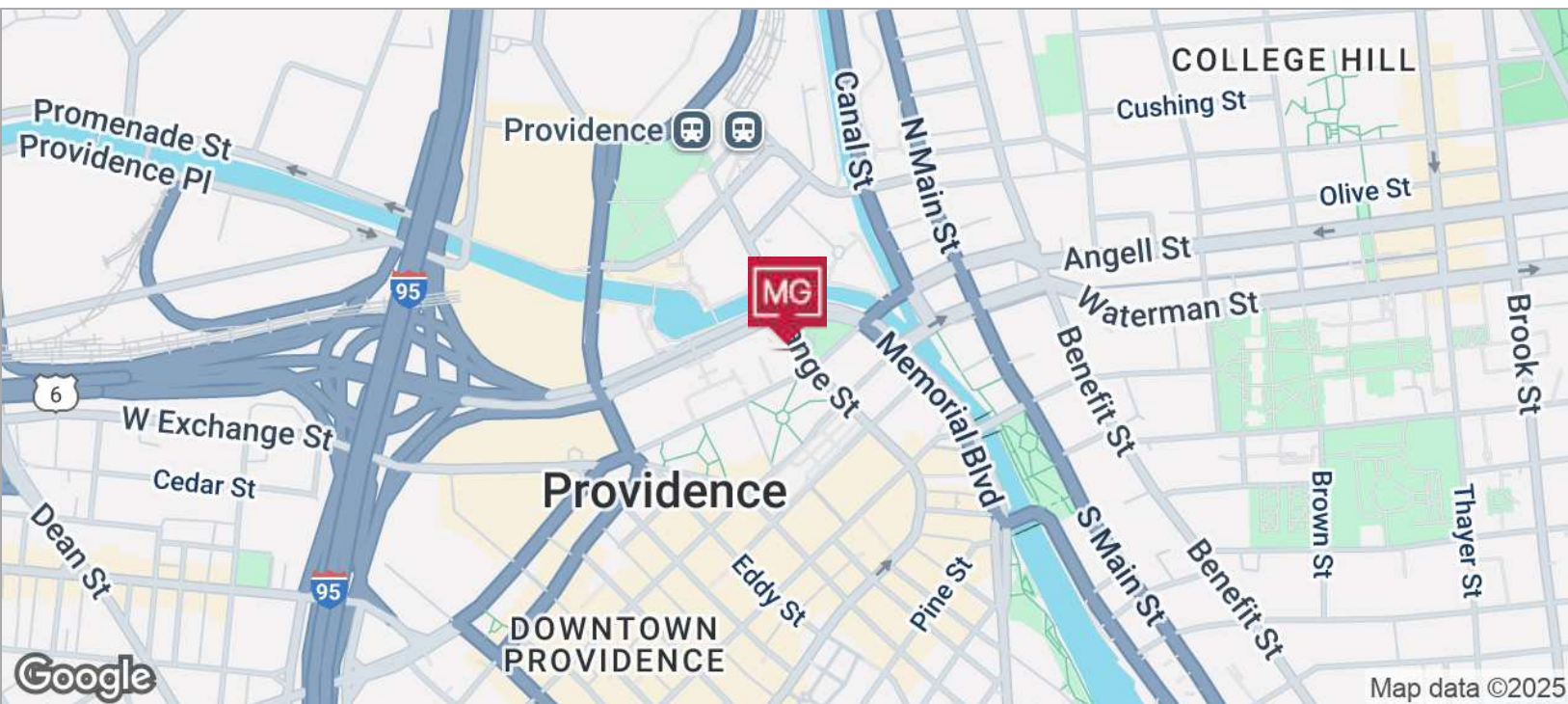
**LEEDS MITCHELL IV, SIOR**  
Principal Broker, Partner  
401.751.3200 x3307  
leeds@mgcommercial.com

365 Eddy Street, Penthouse Suite  
Providence, RI 02903  
mgcommercial.com





# LOCATION MAPS



LEEDS MITCHELL IV, SIOR  
Principal Broker, Partner  
401.751.3200 x3307  
leeds@mgcommercial.com

365 Eddy Street, Penthouse Suite  
Providence, RI 02903  
mgcommercial.com

