

FOR LEASE

1405 South County Trail

East Greenwich, RI



EAST GREENWICH MEDICAL CENTER



UP TO $\pm 31,690$ SF AVAILABLE, $\pm 15,845$ SF PER FLOOR (WILL SUBDIVIDE)



SYNERGISTIC MEDICAL COMMUNITY; FULL-SERVICE IMAGING & LAB ON-SITE



EASY HIGHWAY ACCESS I-95/RTE. 4



STRONG POPULATION AND INCOME DEMOGRAPHICS



CONVENIENT ACCESS TO NUMEROUS AREA RETAILERS



HAYES & SHERRY

1405 SOUTH COUNTY TRAIL

Property Description

1405 South County Trail in East Greenwich is the premier building in the East Greenwich Medical Center with over 30,000 SF of contiguous space available and significant branding opportunities located in the heart of the “Medical Mile”.

The property is home to a full spectrum of top-quality hospital and provider networks including imaging and laboratory services on-site.

Convenient highway access to I-95 and Route 4 along with close-proximity to a number of nearby shopping and retail offerings make the East Greenwich Medical Center RI’s premier medical destination.

Infrastructure & Systems

LAND AREA	3.9 ACRES
RENTABLE AREA	46,997 SF
NUMBER OF FLOORS	THREE
YEAR BUILT	2006
PARKING / RATIO	188 SPACES / 4/1,000
ELEVATORS	ONE 2,500-POUND CAPACITY
ELECTRIC SERVICE	1,200 AMPS, SEPARATELY METERED
LIFE SAFETY	HARDWIRED FIRE ALARM, SMOKE & HEAT DETECTORS, EMERGENCY LIGHTING, SPRINKLER SYSTEM



NOTABLE TENANTS

SOUTH COUNTY HEALTH

KENT HOSPITAL

UNIVERSITY GASTROENTEROLOGY

**BROWN MEDICINE
BROWN PHYSICIANS, INC.**

Care New England

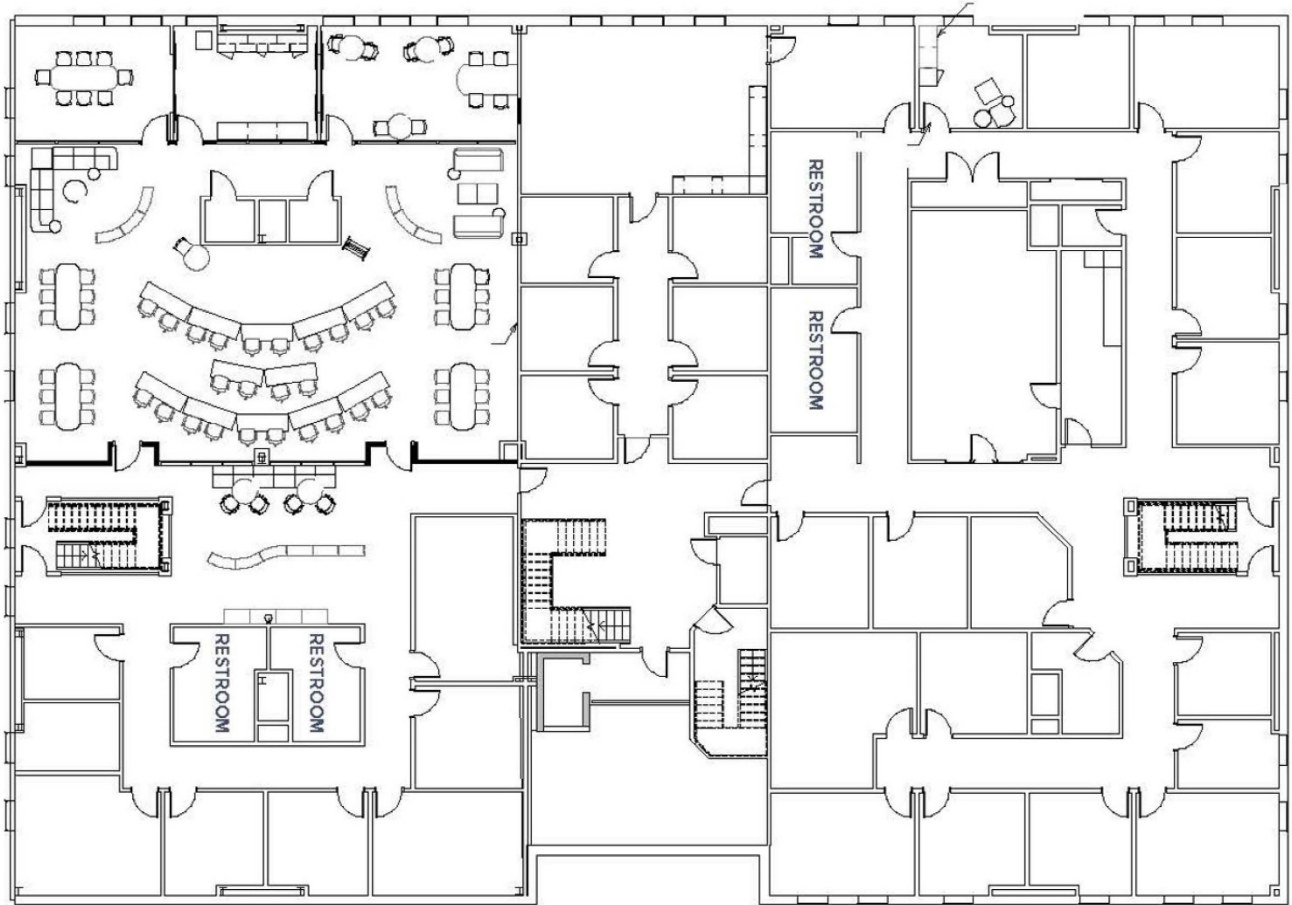
**RHODE ISLAND
MEDICAL IMAGING**

Lifespan

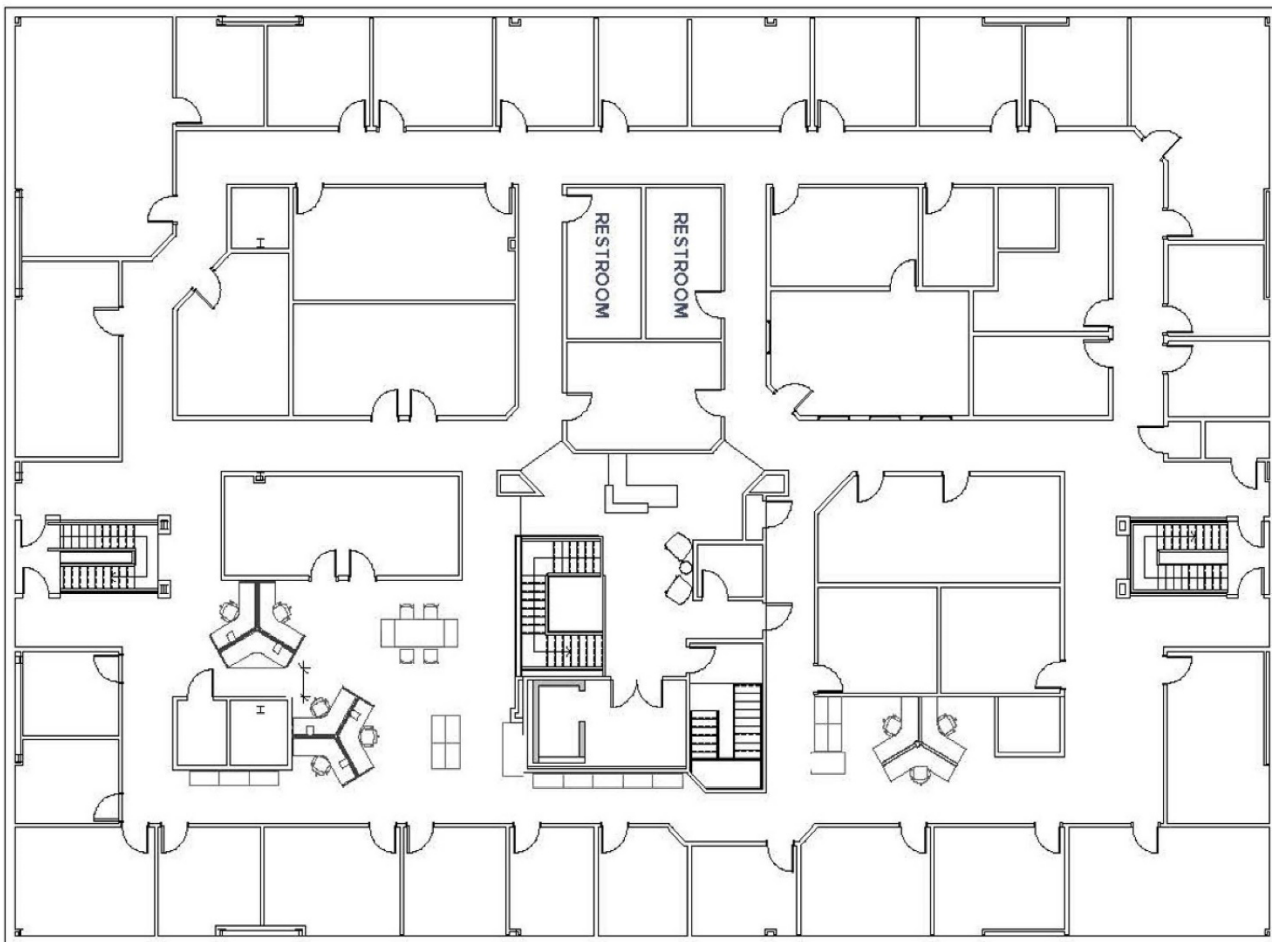
**CharterCARE
HEALTH PARTNERS**

1405 SOUTH COUNTY TRAIL

SECOND FLOOR | $\pm 15,845$ SF



THIRD FLOOR | $\pm 15,845$ SF



FOR LEASE

1405 South County Trail

East Greenwich, RI



3 miles

40,214 PEOPLE

23,047 DAYTIME POP.

\$117,859 AVG.HH \$

5 miles

108,790 PEOPLE

55,997 DAYTIME POP.

\$100,181 AVG.HH \$

10 miles

290,311 PEOPLE

136,812 DAYTIME POP.

\$100,119 AVG.HH \$

For more information, contact:



**CUSHMAN &
WAKEFIELD**

HAYES & SHERRY

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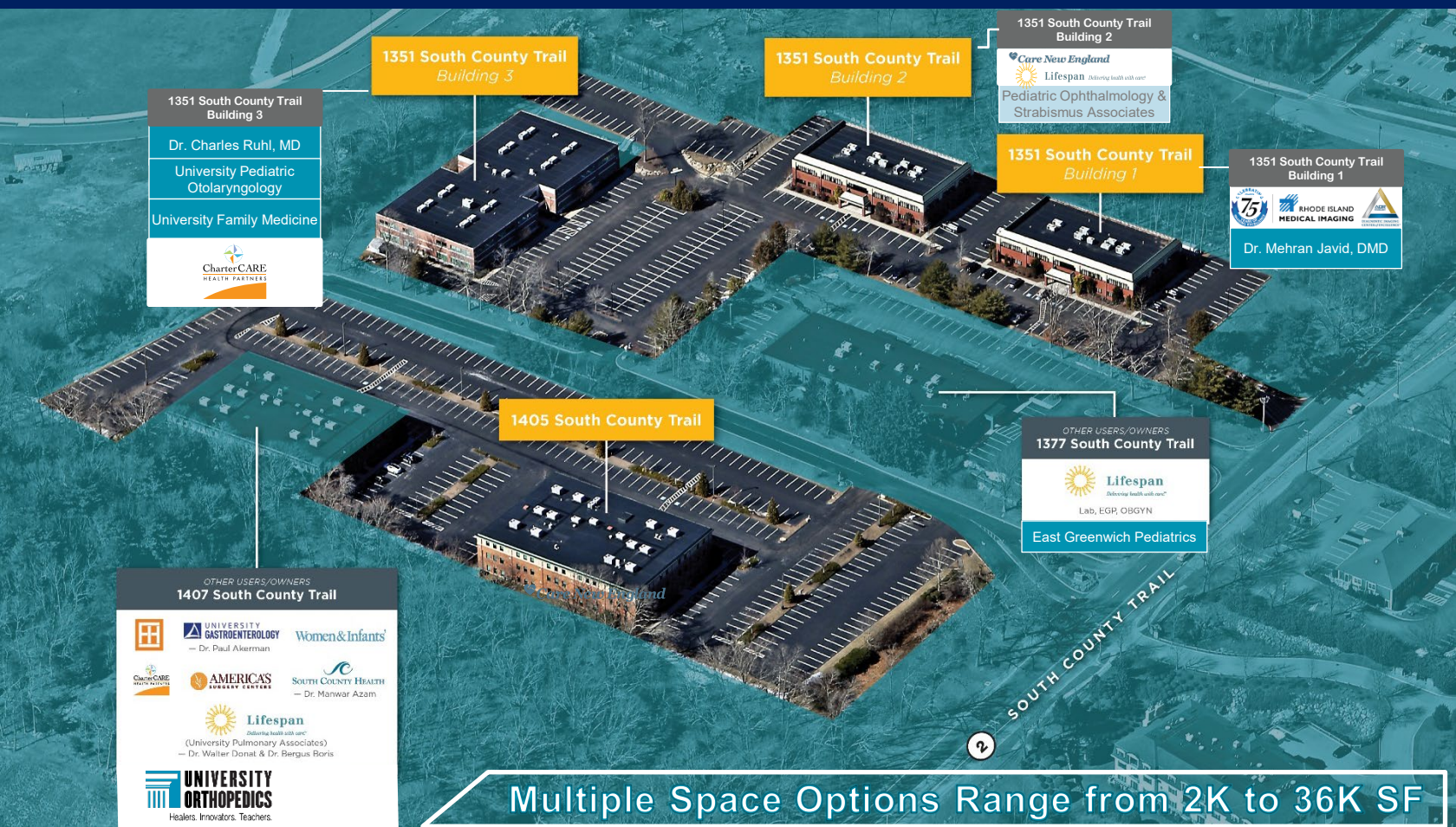
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FOR LEASE

1405 South County Trail

East Greenwich, RI



Private Payer Mix Comparison: 5-mile radius

MARKET	RANK	SUMMARY*		
		P	G	M
East Greenwich Medical Center	1	66	14	20
Smithfield Medical Center, Smithfield	2	60	21	19
One Commercial, Lincoln	3	58	23	19
869 Park Ave, Cranston	4	56	25	19
900 Warren Ave, E. Providence	4	56	26	18
85 Pearson St, Pawtucket	6	54	29	17
Oak Hill Medical Center, Pawtucket	7	53	30	17
West River Street Medical Center, Providence	8	52	30	17
Collyer Street Medical Center, Providence	8	52	31	17
Our Lady of Fatima, N. Providence	10	52	31	17

* P (Private) G (Government) M (Mixed)

Medical Use Gap Study Rhode Island - All Specialties

