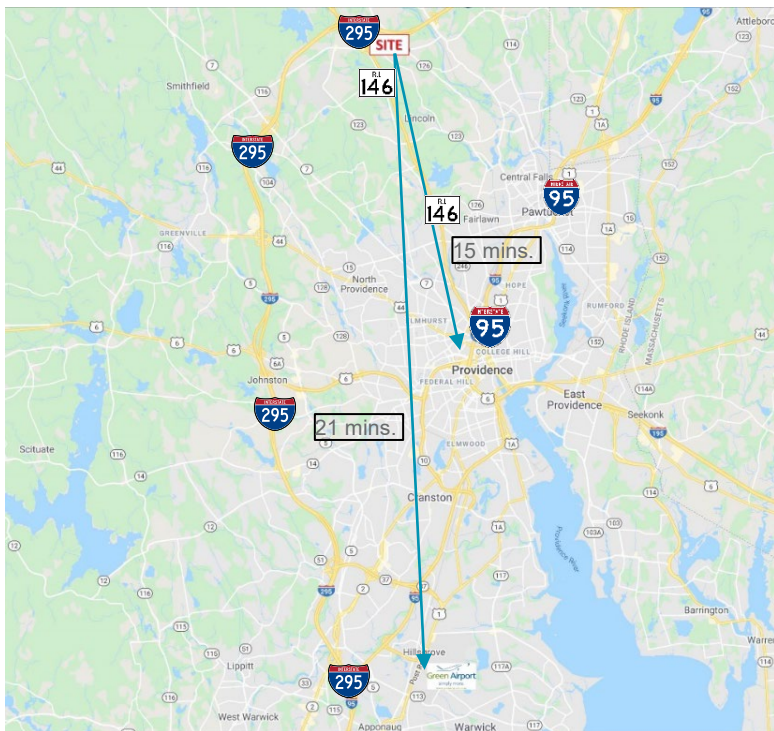




UP TO ±5,000 SF AVAILABLE
LEASE RATE: \$17.00/NNN
SALE PRICE: NEGOTIABLE



BUILDING 7 FEATURES:

- ±20,711 SF TOTAL BUILDING
- ±5,000 TOTAL SF AVAILABLE
 - » CONTIGUOUS 2ND FLOOR OCCUPANCY OF ± 5,000 SF
 - » FLEXIBLE SIZE RANGES OF ± 2,000 SF TO 5,000 SF
 - » ADDITIONAL INCOME FROM 15,630 RSF LEASED

Travel times:

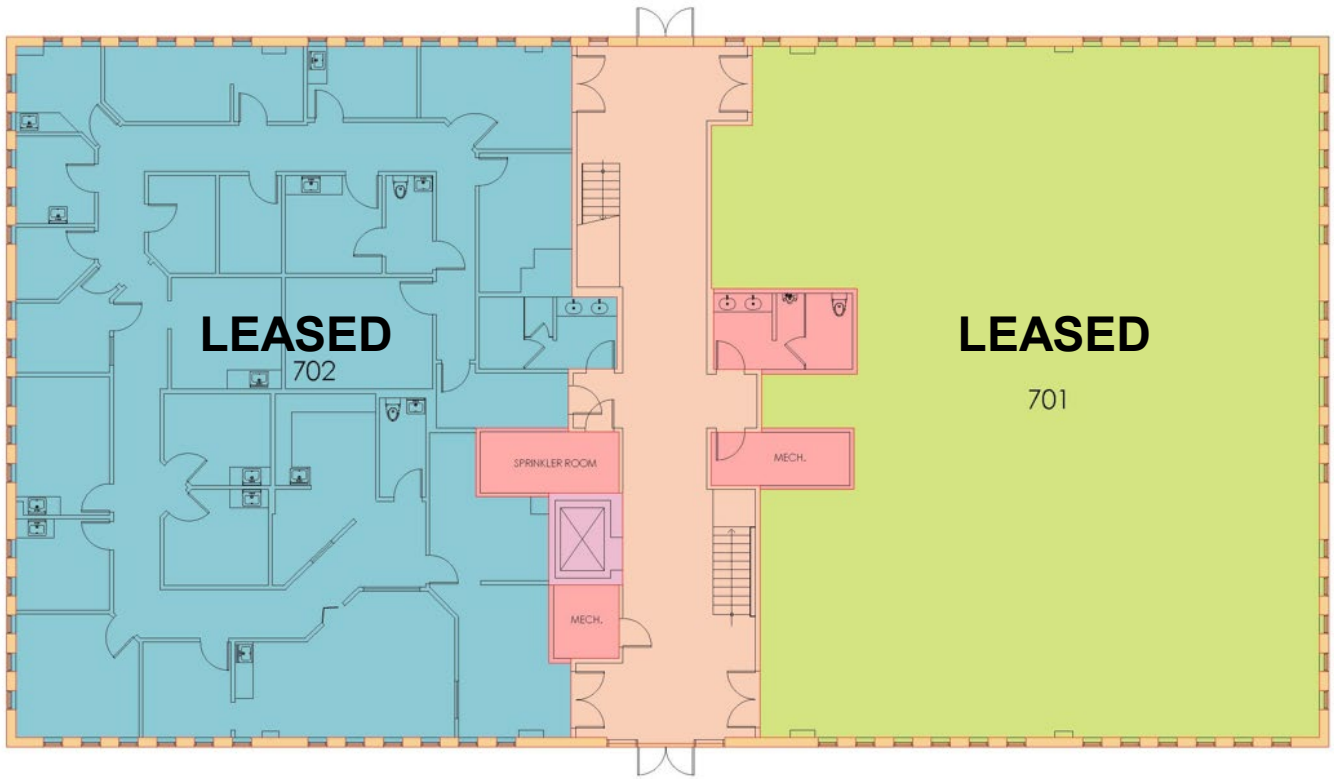
- **15-minute drive to Providence**
- **21-minute drive to T.F. Green Airport**
- **37-minute train ride to Boston**
- **2.5-hour drive to New York City**

CONTACT: Matt Fair
Partner
 401.273.2053
mfair@hayessherry.com

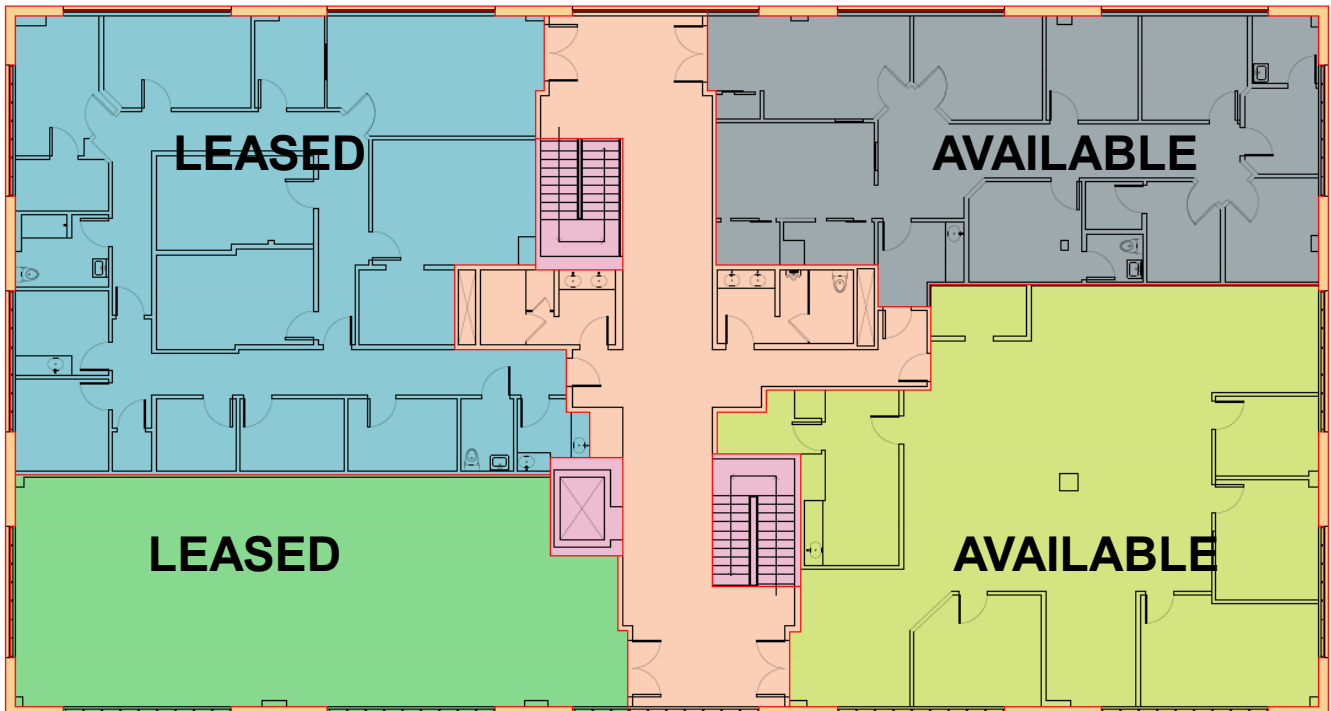
Steve Flachbart
Sr. Vice President
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FIRST FLOOR



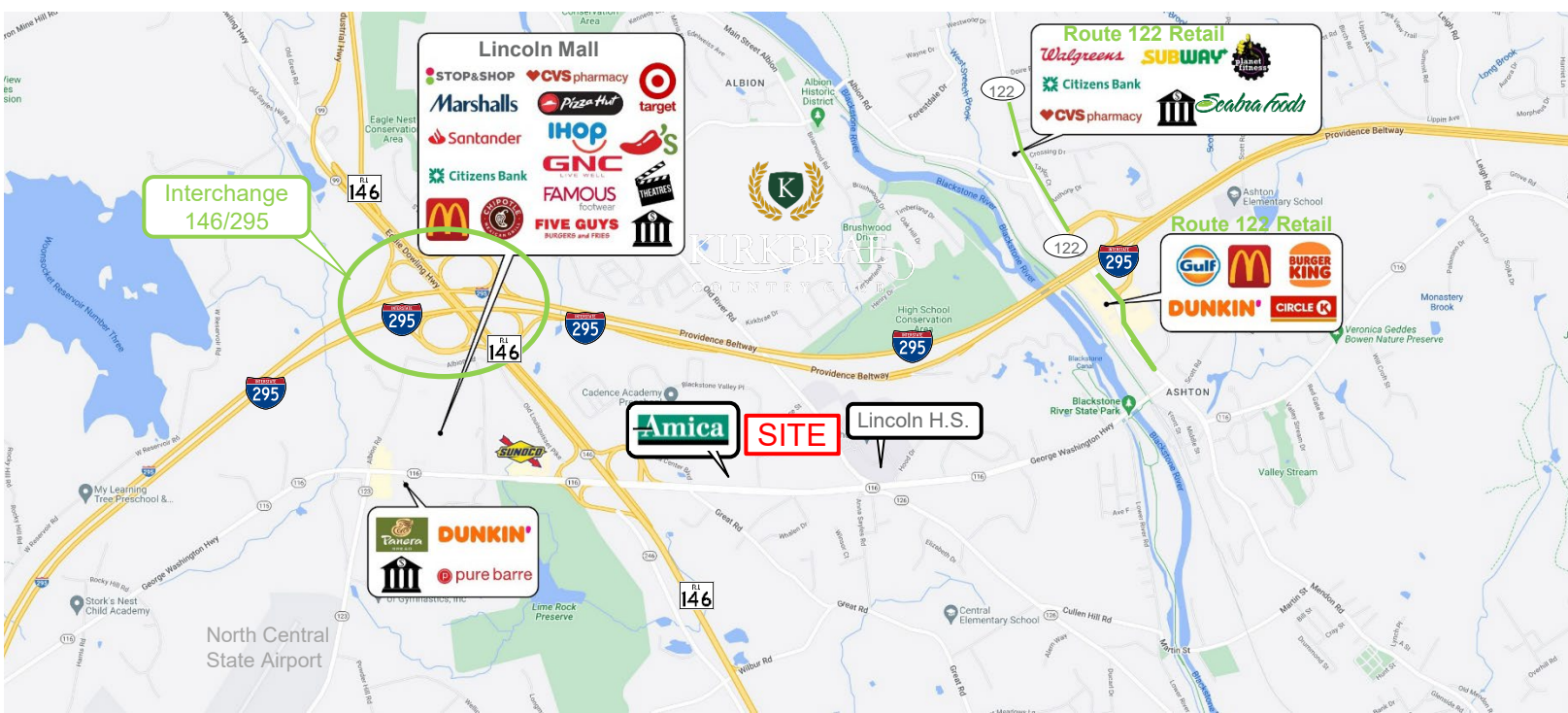
SECOND FLOOR



6 Blackstone Valley Place is a strategically located medical and office park that serves as home to Care New England, Roger Williams Medical Center, Brown University Health, Johnson Controls, and the Northern RI Chamber of Commerce.

The current offering is for 20,711 RSF standalone Building 7 which is home to **Brown University Health Primary Care**, one of the largest primary care providers in Rhode Island. In addition, **Success on the Spectrum** provides on-site ABA therapy and it is the flagship location of **Epoch Sleep Centers** and **Coastal Sleep Diagnostics**, a leading provider of sleep apnea solutions for patients across New England.

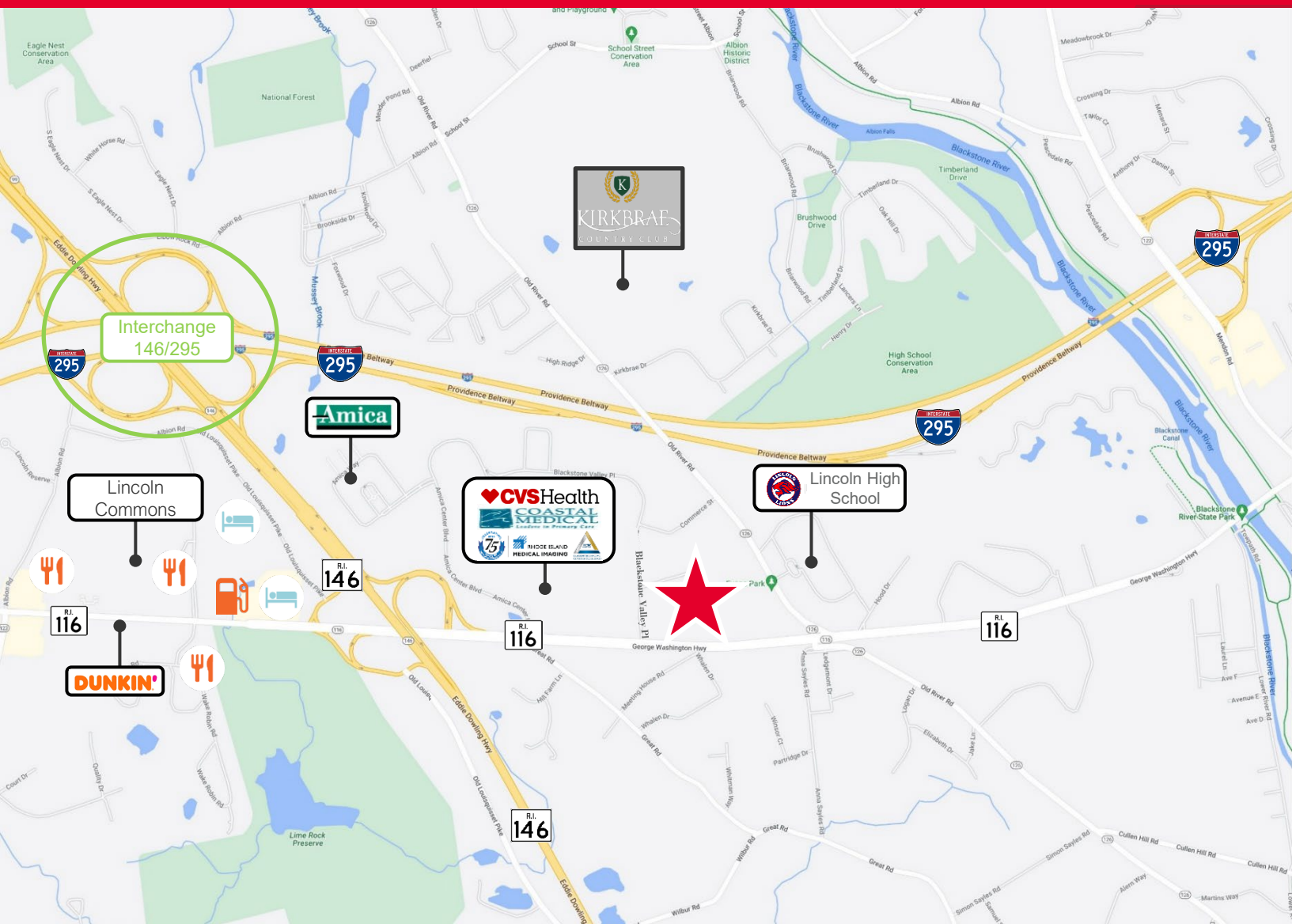
CONVENIENT LOCATION WITH IMMEDIATE ACCESS TO THE INTERCHANGE AT 146 & 295



FOR SALE OR LEASE

6 BLACKSTONE VALLEY PLACE, BLDG 7

Lincoln, RI 02865



3 miles

28,958 PEOPLE

17,746 DAYTIME POP.

\$131,932 AVG.HH \$

5 miles

133,381 PEOPLE

52,433 DAYTIME POP.

\$107,945 AVG.HH \$

10 miles

640,648 PEOPLE

270,290 DAYTIME POP.

\$105,787 AVG.HH \$

For more information, contact:

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