

OFFICE BUILDING FOR SALE OR LEASE



450 VETERANS MEMORIAL PKWY, BUILDING 9

East Providence, RI 02914

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

An opportunity to own a free-standing office condominium featuring two office suites, with one suite already leased, generating rental income

PROPERTY HIGHLIGHTS

- 5,099 SF office condominium, subdivided into 2 suites
- Suite 9B leased through 11/30/26
- Existing rental income
- Well located along Veterans Memorial Parkway
- Surrounded by a variety of medical and professional uses

SPACES	LEASE RATE	SIZE (SF)	LEASE TYPE
Suite 1	\$22.00 SF/yr	2,500	NNN

LOCATION DESCRIPTION

450 Veterans Memorial Parkway is strategically situated in East Providence, Rhode Island, offering convenient access to major highways and local amenities. This prime location is just minutes away from downtown Providence, providing easy connectivity to the city's vibrant business district, dining, and entertainment options. The property is nestled in a bustling commercial area, surrounded by various medical facilities, including Brown Health, and Rhode Island Medical Imaging. With ample parking and proximity to public transportation, 450 Veterans Memorial Parkway ensures accessibility for both employees and clients.

OFFERING SUMMARY

Sale Price:	\$925,000
Building Size:	5,099 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	2,500 SF
Zoning:	I1

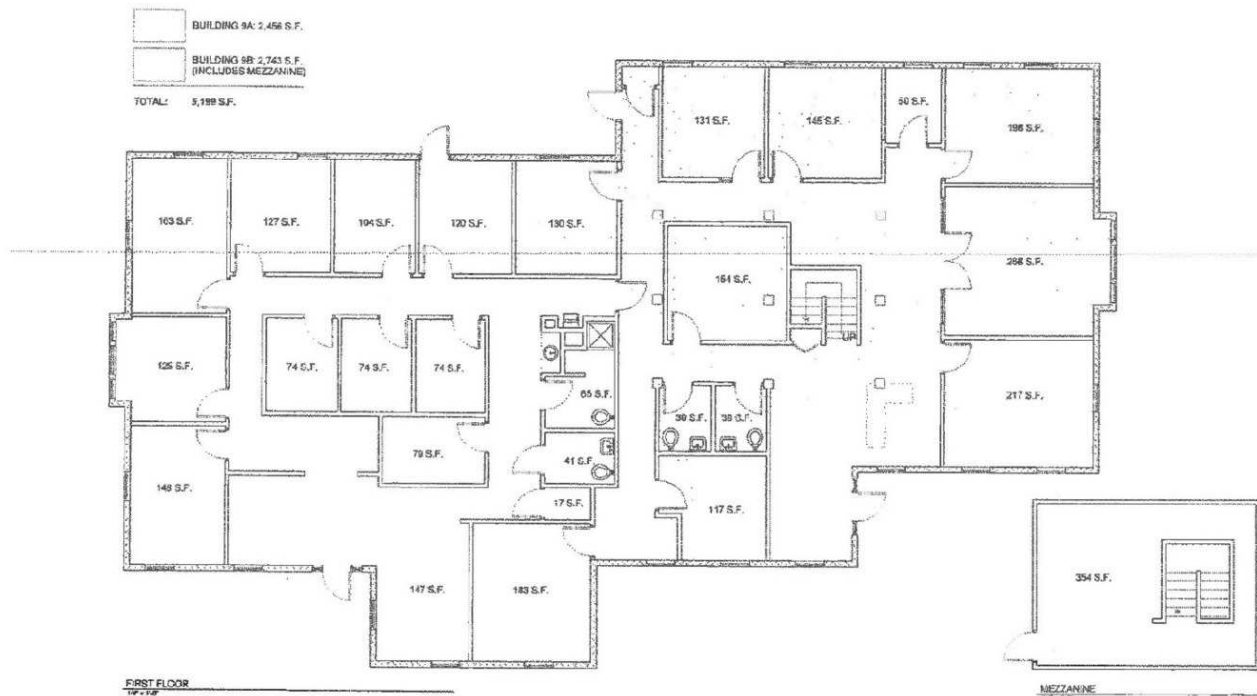
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FLOOR PLAN



450 VETERANS MEMORIAL PKWY. - BUILDING 9

VISION

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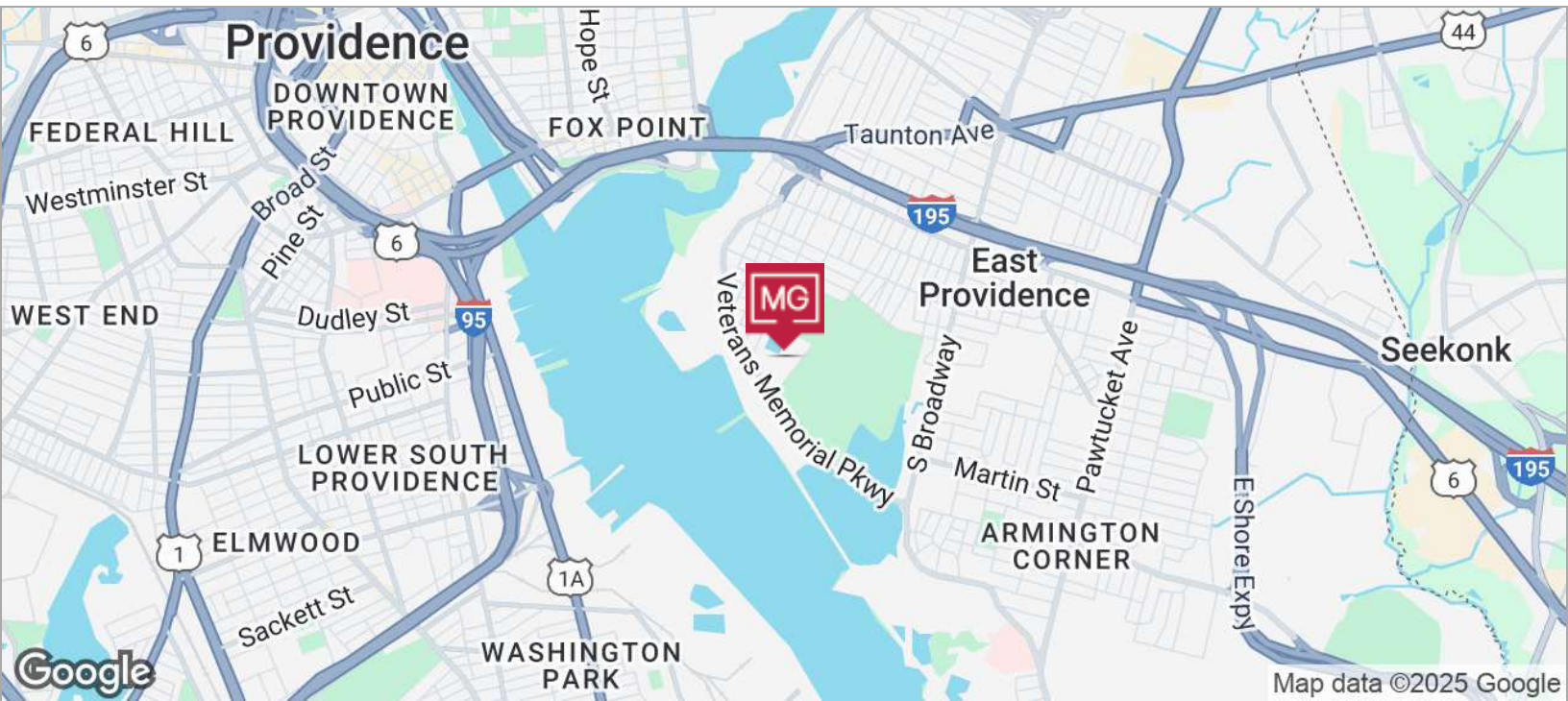
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LOCATION MAPS

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