

OFFICE SPACE FOR SUB-LEASE



1 ALBION ROAD

Lincoln, RI 02865

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



PROPERTY DESCRIPTION

One Albion Road is a recently redeveloped (2020), 280,982 SF multi-tenant office building located in Lincoln RI. This first floor office suite, offers ample space with multiple open work areas, breakout rooms, private offices and lab/workrooms, all on one level. Direct entry from the parking lot with pylon signage available.

PROPERTY HIGHLIGHTS

- Suite in move-in condition
- Superior location in the northern RI office market
- Surrounded by countless amenities
- Building amenities include a 9,000 SF fitness center, grab & go café, game room and golf simulator
- Primary Lease through 04/30/26

LOCATION DESCRIPTION

One Albion Road is located at the intersection of Route 116 and Albion Road in Lincoln and only $\frac{3}{4}$ of a mile to the Route 146 / I-295 interchange. Providence is 15 minutes south and Boston is 50 minutes north. The property is surrounded by countless area amenities including the Lincoln Mall.

OFFERING SUMMARY

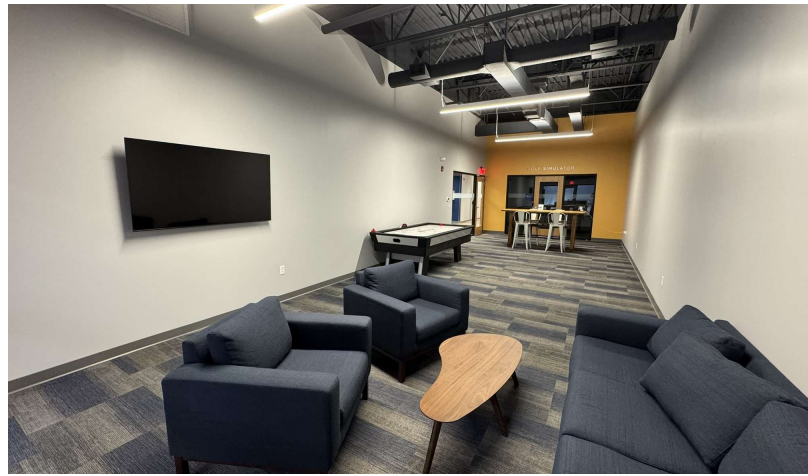
Lease Rate:	Negotiable
Available SF:	40,116 SF
Lot Size:	25.964 Acres
Building Size:	280,982 SF

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ADDITIONAL PHOTOS

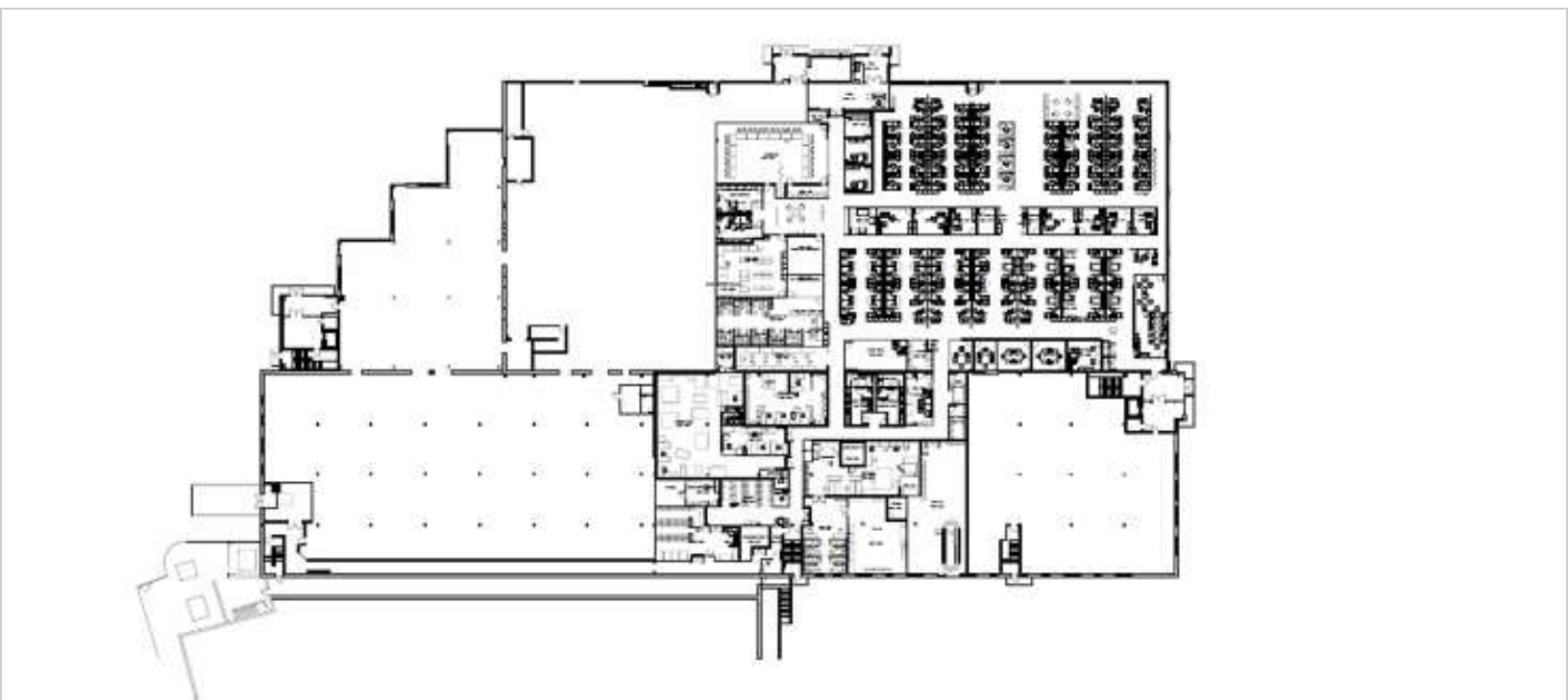


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LOCATION MAPS



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