

MEDICAL OFFICE INVESTMENT FOR SALE



# GREENWICH MEDICAL CENTER & OFFICE PARK

1407 South County Trail, Units 421 & 423, East Greenwich, RI 02818

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

MG Commercial is pleased to bring to market two (2) fully leased medical office condominiums located in the highly sought-after Greenwich Medical Center & Office Park. Building 4 is a Class "A", 46,183 SF medical office condominium building constructed in 2001. Unit 421 is under lease with Brown University Health Outpatient Psychiatry while Unit 423 is leased by Brown University Surgical Associates. Both tenants have options to renew.

## PROPERTY HIGHLIGHTS

- Premier medical office park in this region
- Surrounded by numerous medical office tenants
- Located on the "Medical Mile"
- Moments to all amenities

## LOCATION DESCRIPTION

Located on East Greenwich's well-recognized Medical Mile, 1407 South County Trail (Route 2) offers strong visibility and accessibility along one of the town's most established professional corridors. The property provides convenient access to Route 4 and I-95, connecting efficiently to Providence, TF Green International Airport, and the broader Rhode Island market. Surrounded by medical and professional users and supported by strong demographics and traffic counts, this location supports stable medical tenancy and long-term investment value.

## OFFERING SUMMARY

Sale Price:	1,720,000
Number of Units:	2
Total Size:	7,666 SF
NOI:	\$162,309.00
Cap Rate:	9.44%

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# AREA MAP



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