

OFFICE SPACE FOR LEASE



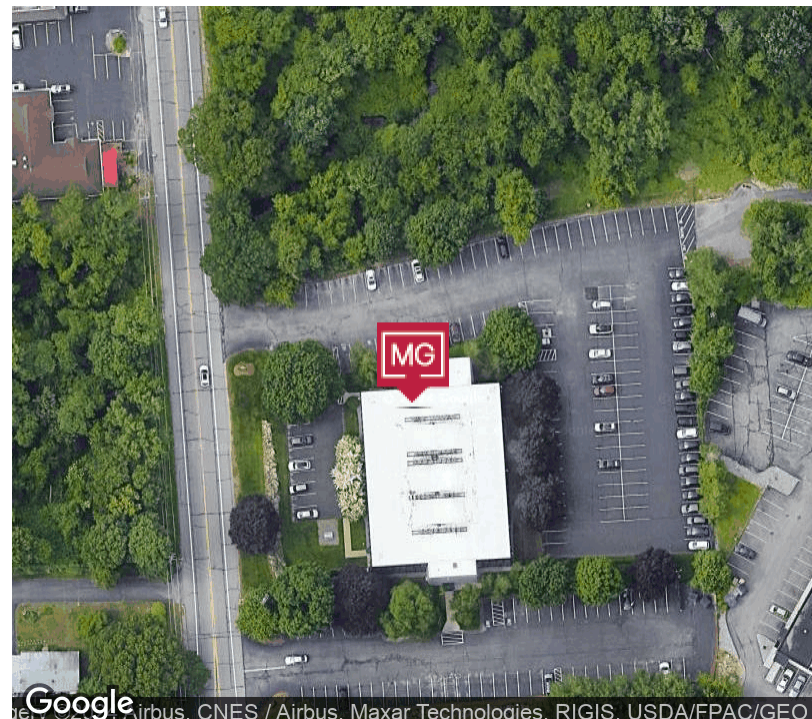
40 QUAKER LANE

Warwick, RI 02886

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Under new ownership, 40 Quaker Lane is a first class, multi-tenant office building. The building's ribbon window line provides abundant natural light to all suites. Currently, 40 Quaker Lane can accommodate tenants looking for 979 - 4,337 SF of office space with ample on-site parking.

PROPERTY HIGHLIGHTS

- Building under new ownership and property management
- Many base building capital improvements
- Flexible suite sizes available
- Adjacent to the Kent County Court House
- Fully gross lease

LOCATION DESCRIPTION

40 Quaker Lane is ideally located 1/10 of a mile from the Kent County Court House and is convenient to all amenities on Bald Hill Road (Rt. 2) in Warwick.

OFFERING SUMMARY

Lease Rate:	\$21.50 SF/yr (Gross)
Number of Units:	15
Available SF:	979 - 4,337 SF
Lot Size:	124,582 SF
Building Size:	54,224 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 35A	\$21.50 SF/yr	979 SF
Suite 63	\$21.50 SF/yr	1,822 SF
Suite 68	\$21.50 SF/yr	2,515 - 4,337 SF

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ADDITIONAL PHOTOS



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AREA MAP



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