

1 COASTWAY BOULEVARD

Warwick, RI

± 47,000 SF CLASS 'A' OFFICE BUILDING / FOR SALE OR LEASE



STEVE FLACHBART / sflachbart@hayessherry.com / +1 401 443 6576

PETE HAYES / phayes@hayessherry.com / +1 401 273 7426



HAYES & SHERRY

HAYESSHERRY.COM

1 COASTWAY BOULEVARD

Warwick, RI

± 47,000 SF CLASS 'A' OFFICE BUILDING / FOR SALE OR LEASE

LOCATION SUMMARY

Located in a prime business area, **1 Coastway Boulevard** is a premier Class 'A' office building offering modern amenities and exceptional accessibility in Warwick, RI. This newly constructed, three-story property provides an ideal environment for professional businesses seeking high-quality office space. The Property is close to major shopping centers—Warwick Mall, Rhode Island Mall, and Garden City, as well as a variety of local restaurants and hotels. T.F. Green Airport and the MBTA Commuter Rail station are less than a mile away, facilitating easy travel for commuters and business visitors.

ASKING PRICE:

Upon Request

PROPERTY FEATURES:

- Three-story, ±47,000 SF multi-tenant building
- ± 3,000 - 37,000 SF availability
- Professionally designed, custom office suites available and flexible floor plans for various team sizes
- Situated immediately off the Airport Connector and I-95 north/south
- Easy access from I-295, Jefferson Boulevard, and Post Road
- Ample on-site parking, 5.5/1,000 SF leased



[Click here to view Virtual Tour](#)

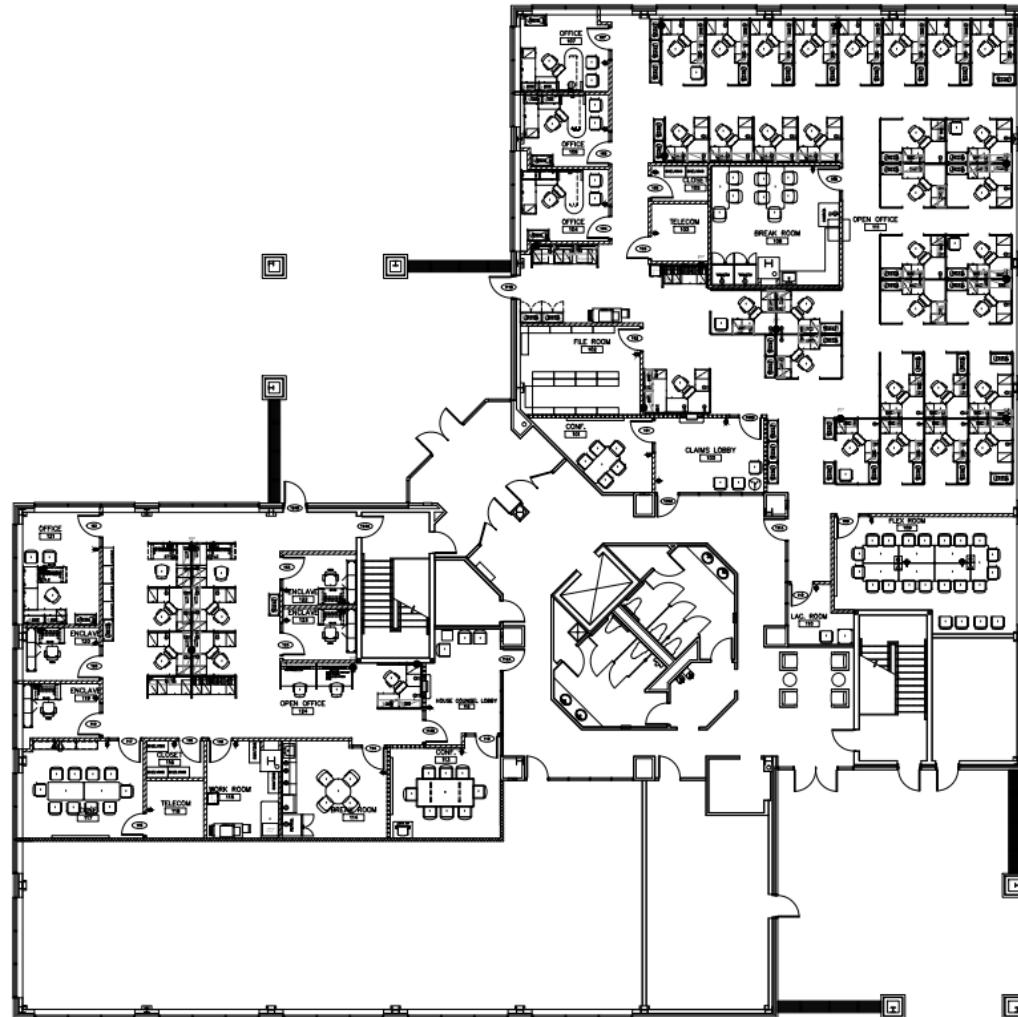


1 COASTWAY BOULEVARD

Warwick, RI

FLOOR PLAN

1st Floor Plan 14,000 RSF

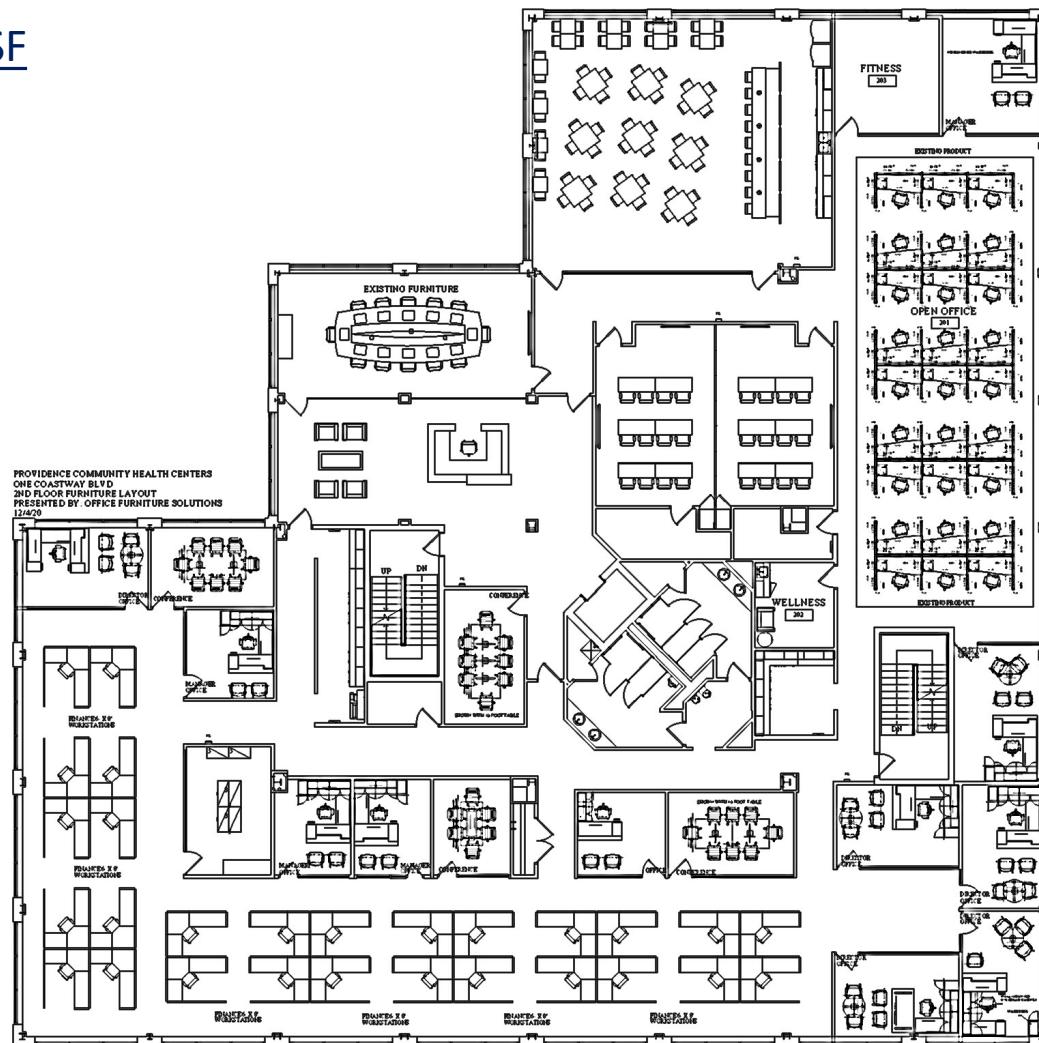


1 COASTWAY BOULEVARD

Warwick, RI

FLOOR PLAN

2nd Floor Plan 17,000 RSF



**CUSHMAN &
WAKEFIELD**

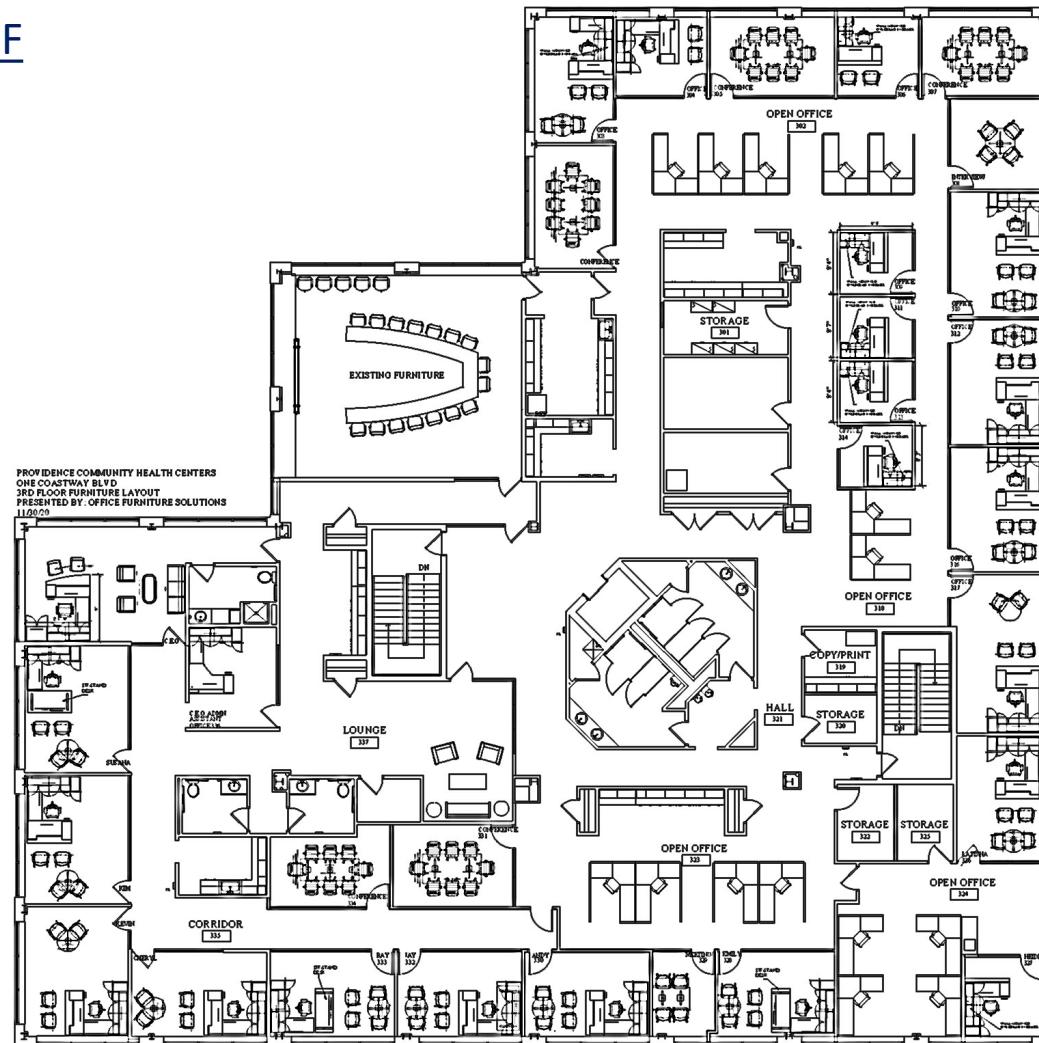
HAYES & SHERRY

1 COASTWAY BOULEVARD

Warwick, RI

FLOOR PLAN

3rd Floor Plan 17,000 RSF

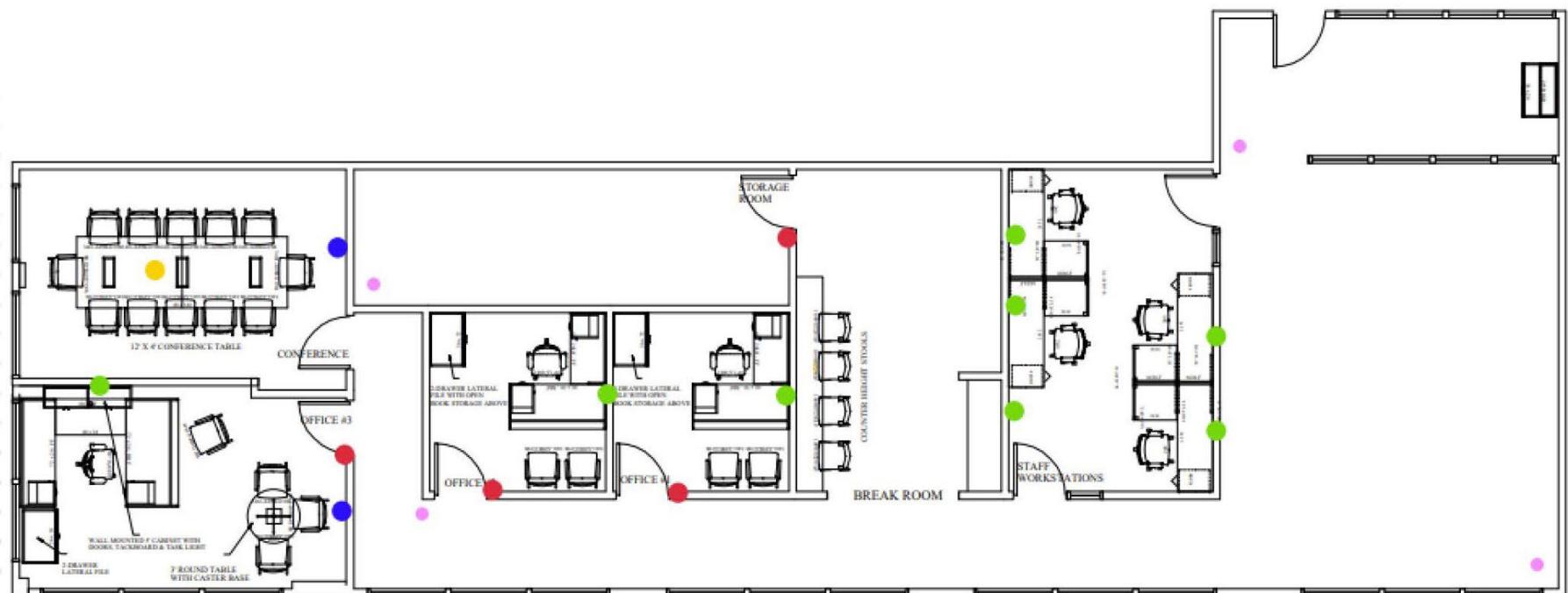


1 COASTWAY BOULEVARD

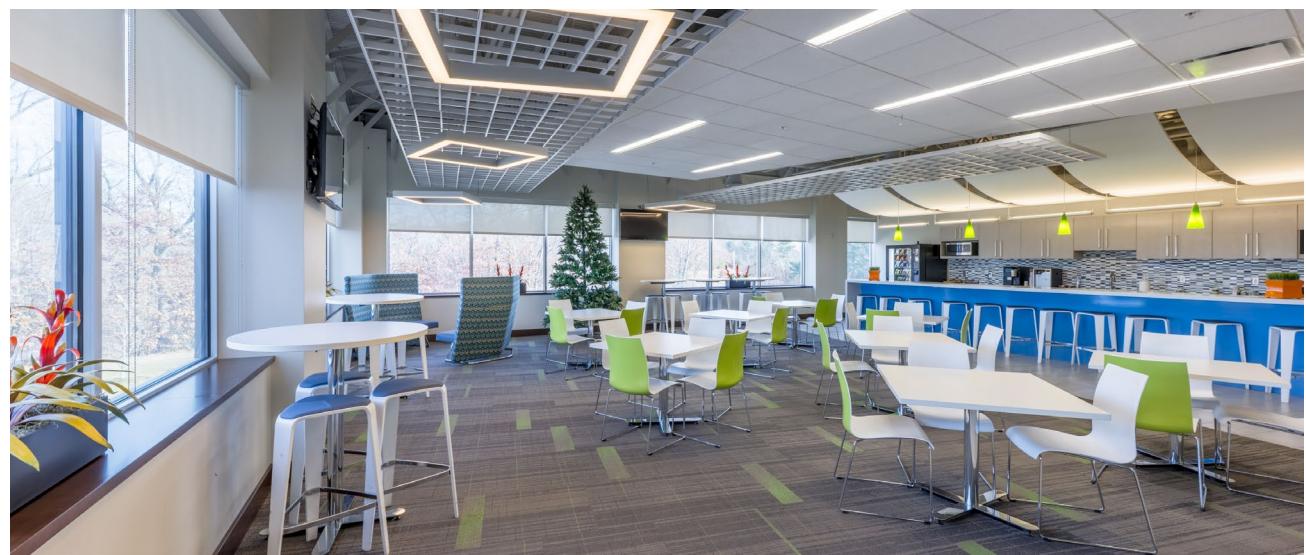
Warwick, RI

FLOOR PLAN: VACANT 1ST FLOOR SPACE

Suite 103 Floor Plan 3,000 RSF



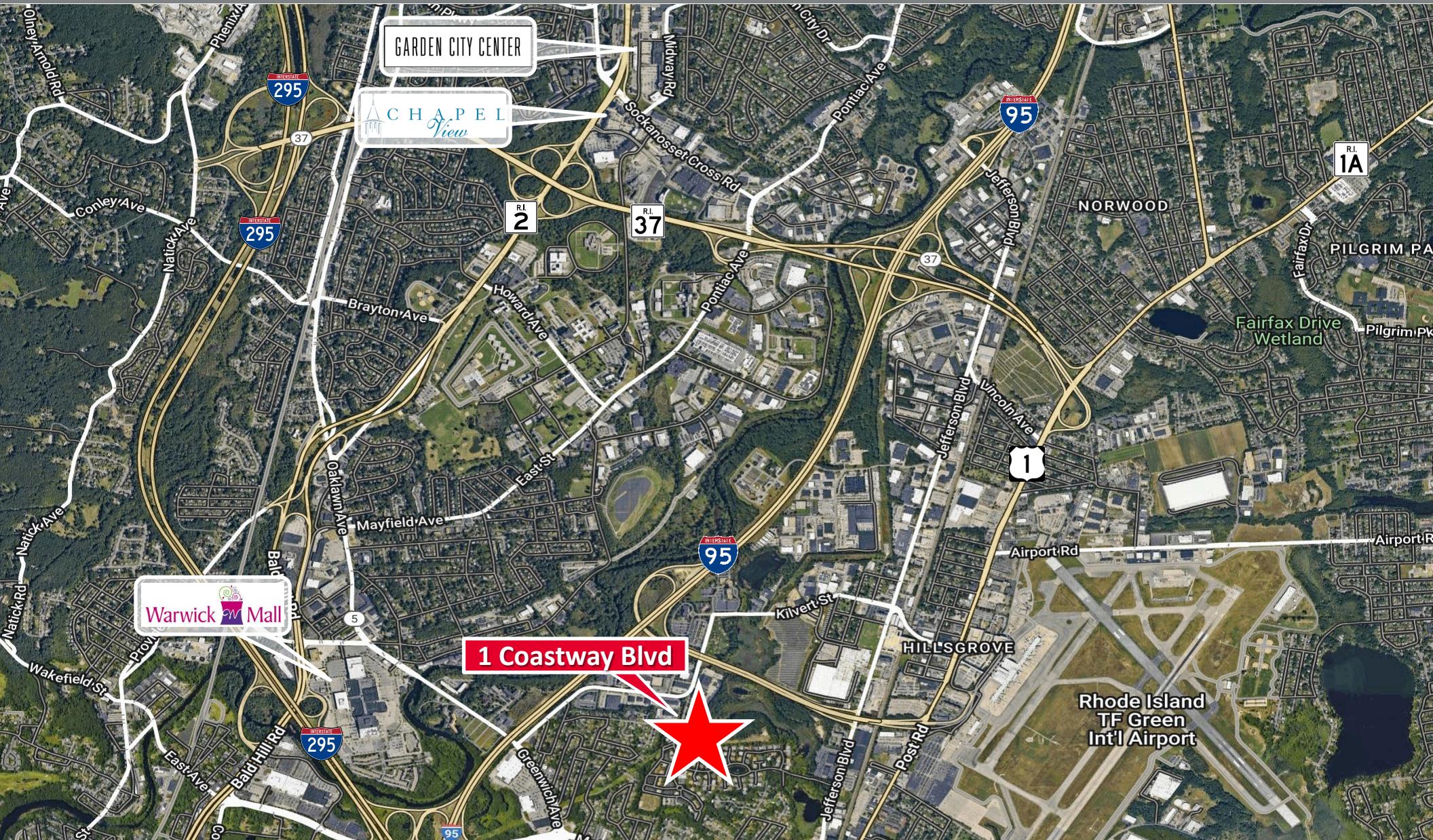




1 COASTWAY BOULEVARD

Warwick, RI

LOCATION AERIAL





1 COASTWAY BOULEVARD

WARWICK, RHODE ISLAND 02886

For Property Inquiries, please contact:

STEVE FLACHBART / sflachbart@hayessherry.com / +1 401 443 6576

PETE HAYES / phayes@hayessherry.com / +1 401 273 7426

HAYESSHERRY.COM

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



HAYES & SHERRY