

FOR LEASE

# CENTER CITY LAND LEASES AVAILABLE

Providence, RI

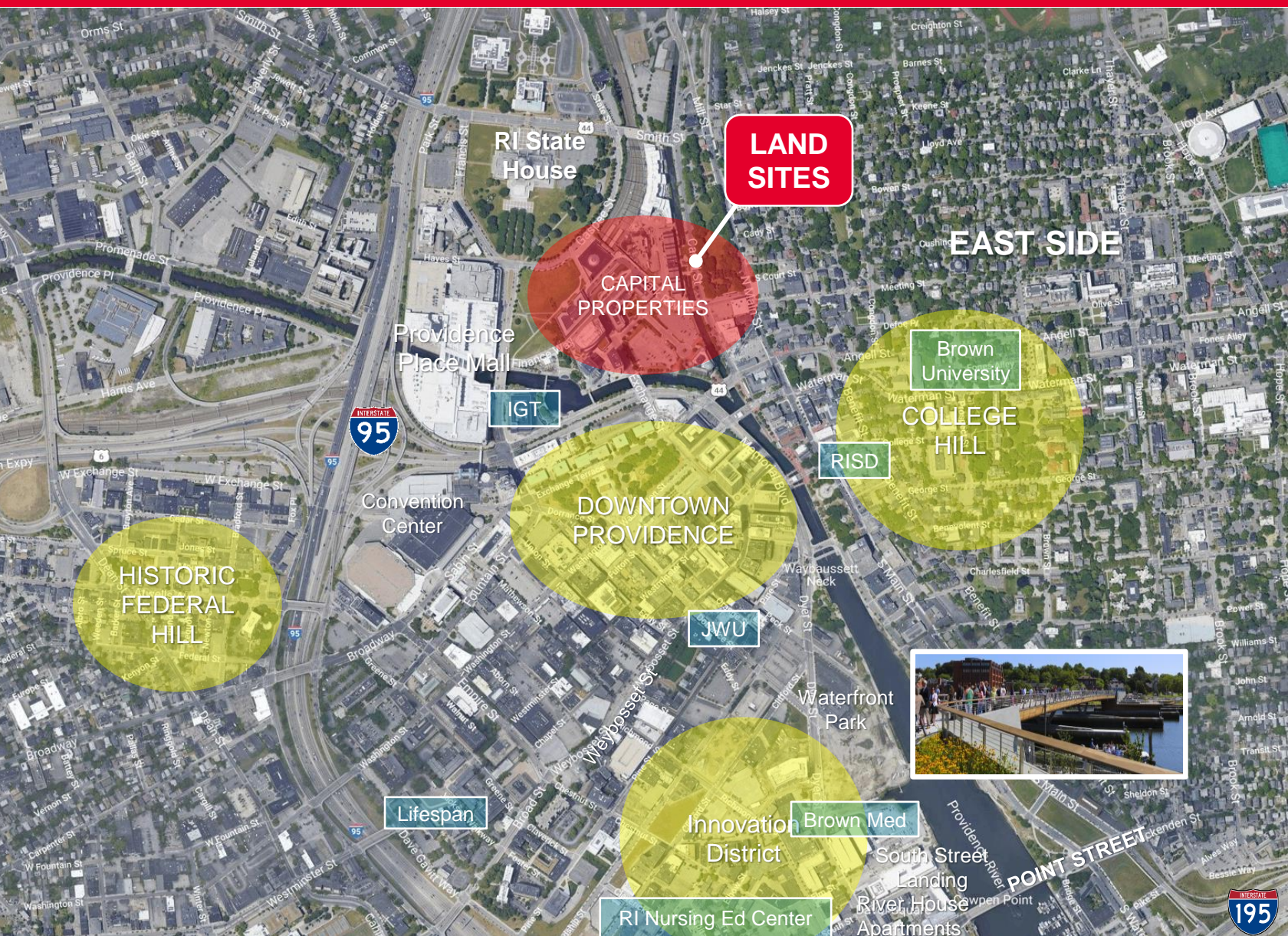


## DEVELOPMENT OPPORTUNITIES

- 6 Parcels available for office, residential, and/or mixed-use development
- Located in the heart of Downtown Providence with immediate access to the Central Business District, Brown University, RI School of Design, and Johnson & Wales University
- Short walk to world-acclaimed restaurants, shopping & culture
- Near Northeast Corridor Rail Service (Amtrak/MBTA)
  - 55 minutes to Boston; 3 hours to NYC
- Parcels range in size from  $\pm 0.51$  to  $\pm 1.06$  acres, contiguous up to  $\pm 1.86$  acres



# INCREDIBLE CITY CENTER



**3 miles**

**5 miles**

**10 miles**

**232,931** PEOPLE

**141,832** DAYTIME POP.

**\$71,899** AVG.HH \$

**430,845** PEOPLE

**224,705** DAYTIME POP.

**\$74,931** AVG.HH \$

**722,138** PEOPLE

**359,378** DAYTIME POP.

**\$86,291** AVG.HH \$

## Drive Times

T.F. GREEN AIRPORT	19 MINUTES
BOSTON	55 MINUTES
HARTFORD	1H, 33 MINUTES
NYC	3 HOURS

## Transit Distance

AMTRAK	0.4 MILES
RIPTA	0.4 MILES
T.F. GREEN AIRPORT	10.7 MILES
NYC	180 MILES



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**LAND SITES**

**60 MILE RADIUS TO PROVIDENCE BY COUNTY - JOBSEQ**

**55 min. Drive-time Boston**

**1 hour, 33mins. Drive-time Hartford**

**±3 hours Drive-time New York City**

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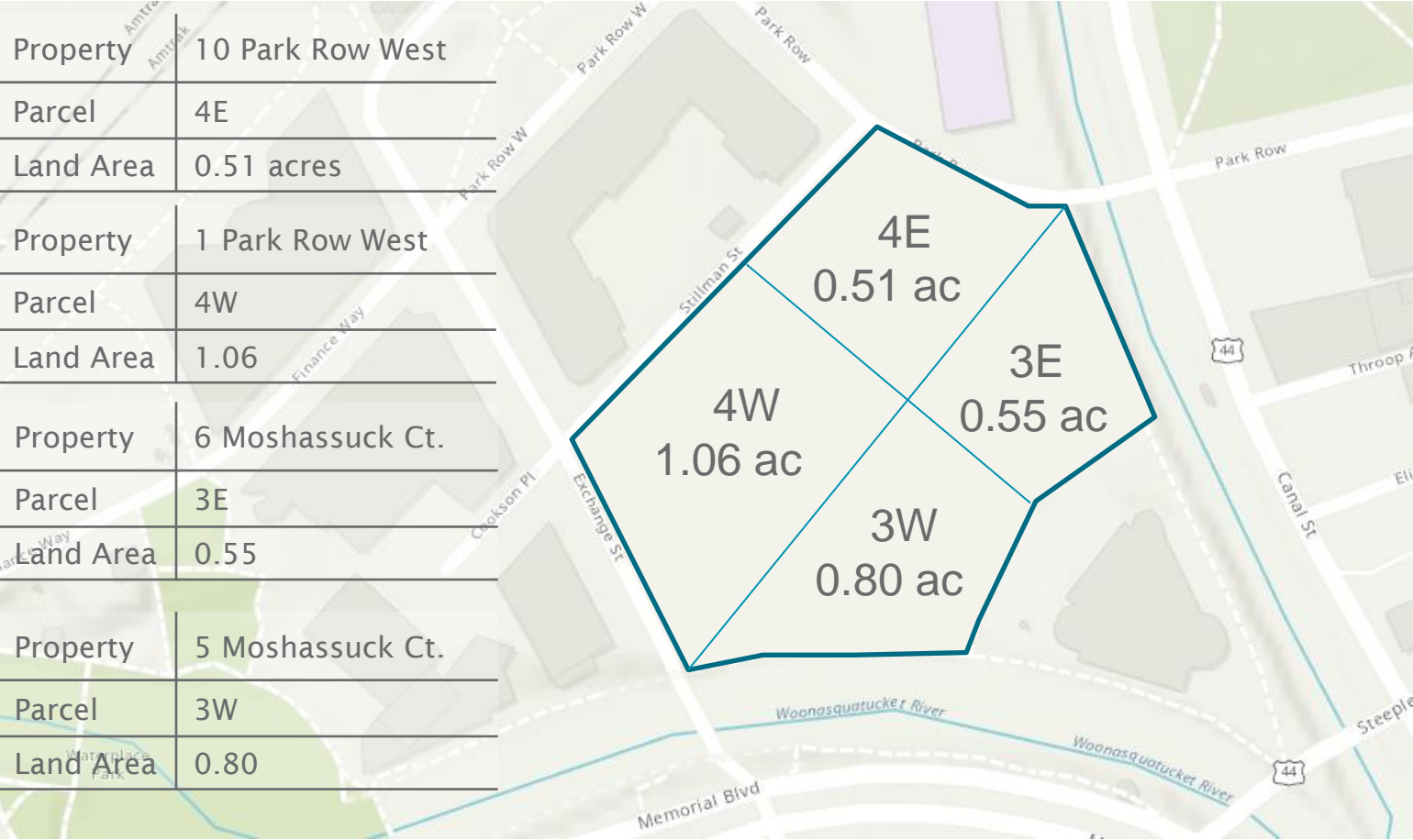
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# Park Row West / Moshassuck Court

Property	10 Park Row West
Parcel	4E
Land Area	0.51 acres
Property	1 Park Row West
Parcel	4W
Land Area	1.06
Property	6 Moshassuck Ct.
Parcel	3E
Land Area	0.55
Property	5 Moshassuck Ct.
Parcel	3W
Land Area	0.80



# Canal Street

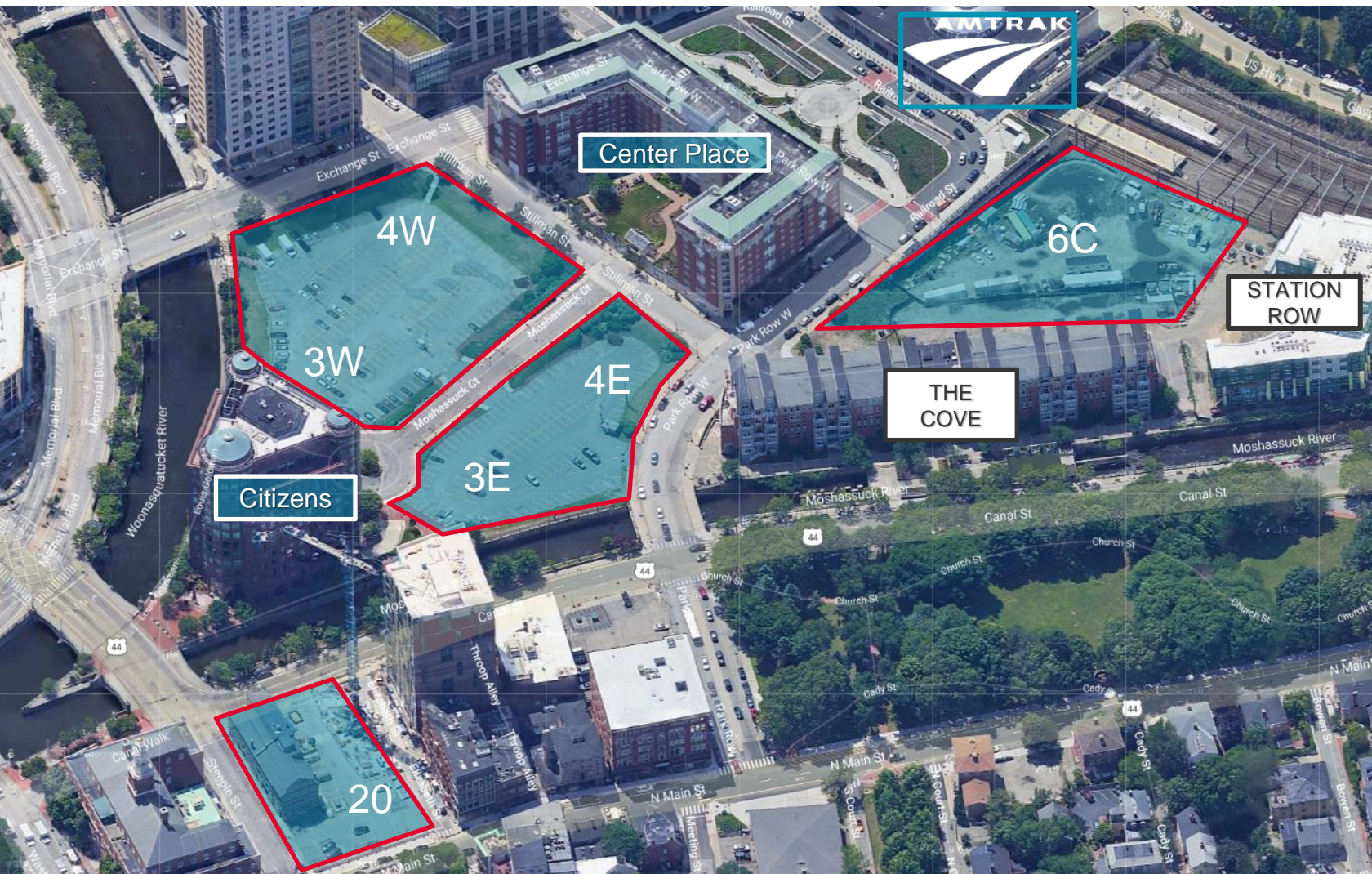


Property	129 Canal Street
Parcel	20
Land Area	0.61 acres



Park Row West

Property	25 Park Row West
Parcel	6C
Land Area	1.48 acres







# Rhode Island



## OPTIMAL LOCATION

- Ideal location in Northeast
- All the benefits of major commercial centers
- Easy access to top companies
- All manner of transportation; air, land, sea
- World-class universities



## POPULATION

- 1.06 million (2020)
- Consistent population growth over the past several years
- The population of Rhode Island is on a trajectory of continued growth



## EMPLOYMENT

- A workforce of 4.7 million people within a 1-hour commute of Providence
- Over 98.9% of firms in RI are small businesses that employ 53.5% of the workforce (2017 SBA Profile)



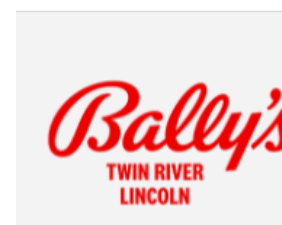
## HIGHER EDUCATION

- Brown University
- RI School of Design
- Johnson & Wales University
- University of Rhode Island
- Bryant University
- Roger Williams University
- Rhode Island College
- Providence College
- New England Institute of Technology
- Salve Regina





A STRONG PRESENCE OF FORTUNE 500 & FORTUNE 1000 COMPANIES LEND LONG-TERM STABILITY AND GROWTH TO RHODE ISLAND





**CUSHMAN &  
WAKEFIELD**

**HAYES & SHERRY**  
REAL ESTATE SERVICES

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## CONTACT

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