

1 ALBION ROAD



FOR LEASE

BUILDING AMENITIES



New 9,000 SF Fitness Center



Efficient & Flexible Floorplates



Parking Up to 5 per 1,000 SF



Well Capitalized, Established Ownership Group



Major Highway Access within 2 Miles



Abundance of Nearby Shops and Restaurants

OFFICE/FLEX

127,336 SF AVAILABLE

ONE OF THE LARGEST CONTIGUOUS SPACES IN RHODE ISLAND

- 127,336 SF of office and flex space available
- Divisible from 8,662-127,336 SF
- Flexible floor plate allows for multiple configurations
- Loft-like office space with custom design/build-out
- Flex space allows for light manufacturing/industrial
- Opportunities to provide separate tenant entrances

One Albion

1 ALBION ROAD, LINCOLN, RI

EXCELLENT LOCATION

CAMPUS:

- The former headquarters of iconic pen company A.T. Cross, One Albion is now a Class A corporate campus.
- Home to Zebra Technologies, Vicor, United Natural Foods and Granite Telecommunications
- Located at the intersection of George Washington Highway (Route 116) and Albion Road in Lincoln, Rhode Island, directly across the street from the Lincoln Mall and 10 miles to Providence, less than 2 miles to I-295 and approximately 8 miles to I-95

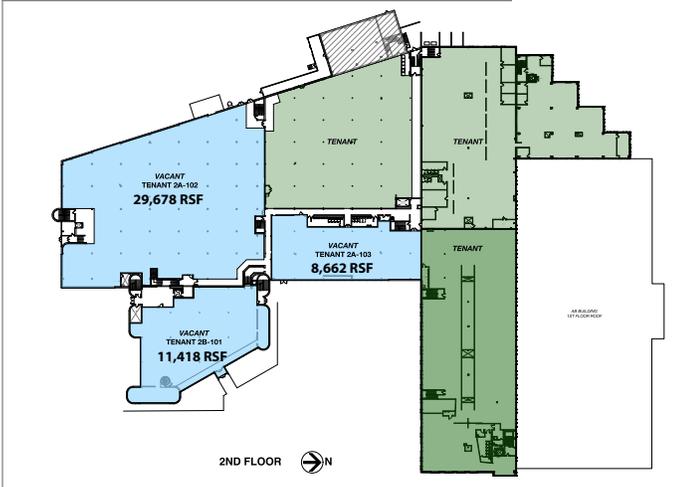
RECENT IMPROVEMENTS

- A new main entrance, lobby and elevator at the South Building
- A complete South Building roof replacement
- Various site work improvements and improved building main entrance (to new lobby)
- Major paving and parking lot improvements
- All new landscaping around the South Building

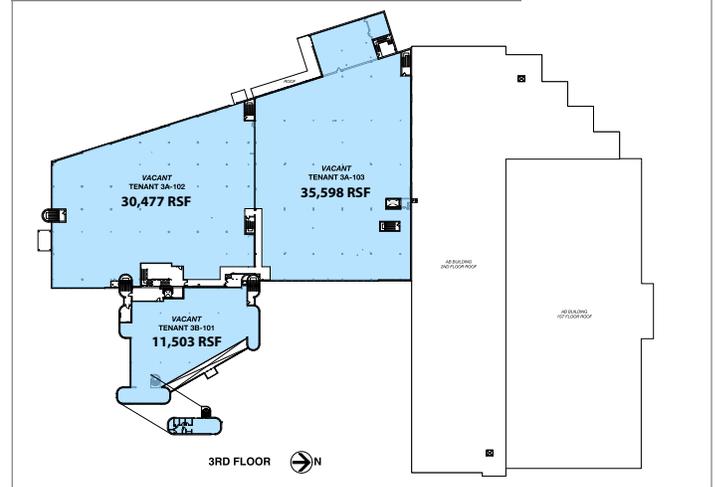


FLOOR PLANS

SOUTH BUILDING, 2ND FLOOR



SOUTH BUILDING, 3RD FLOOR



AVAILABLE

Note: Suites can be merged together.

BUILDING SPECS

Location: One Albion Road, Lincoln, Rhode Island

Total Square Footage: 280,982 SF

Land: 53.4 acres

Year Built: 1963-1979, 2008 complete renovation of shell/core of North Building. Renovations underway in 2021.

Floors: 1-3 (varies throughout building)

Construction: Steel frame on concrete slab

Roof: EDPM rubber membrane

Loading: Two loading docks serve South Building
Pocket lifts serve both South/North buildings

Access: Opportunities to provide separate entrances for tenants

HVAC: South Building: All available suites to be served by gas fired roof top units (RTU's).

Electrical Capacity: South Building: Served by 13,000 volt main feed; 277/480 volt power available throughout the building.

Elevators: North Building: Two passenger elevators
South Building: Two passenger elevators

Fire Protection: Fully alarmed and sprinklered

Utilities: Electric/Gas: National Grid

Sewer: Narragansett Bay Commission

Water: Lincoln Water District

Parking: Up to 5 per 1,000 SF

One Albion

1 ALBION ROAD, LINCOLN, RI

OFFICE/FLEX
127,226 SF AVAILABLE



CONTACT US

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PROPERTY OWNER & MANAGER:



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