

The Avenue- Prime Commercial Space for Lease on Federal Hill Providence RI

434 Atwells Avenue



One Neighborhood
Builders

One Neighborhood Builders, Rhode Island's leading community development nonprofit, is proud to present a vibrant new retail opportunity at the heart of the dense, walkable Federal Hill community. These ground-floor storefront units will be located below 39 apartment units and offer high visibility, substantial neighborhood foot traffic, and direct access for thousands of residents and visitors. along easy access to Routes 10, 6 and I-95.

3

Units Available

3,213

Square feet of
total available
retail/office space



AVAILABLE UNIT DETAILS

Unit 1	748 sq ft
Unit 2	1061 sq ft
Unit 3	1404 sq ft

\$32

Maximum price per
square foot *

25%-33%

Tenant
Improvement
Allowance*

*Subject to negotiation

OWNER'S WORK

Developer will deliver the space as "white box" with the following work completed

- Concrete slab floor ready for finishing
- Rough carpentry to exterior and demising walls only
- Storefront windows
- Limited priming of dry wall
- Domestic water stubbed-in
- One ceiling heater and diffuser
- Electrical service at panel size TBD depending on load
- On-street parking only

CONTACT US

BANCROFT SOTO

Director of Asset Management

soto@onenb.org

401-408-3722

KARRIEM VAN LEESTEN

**Construction &
Development Project**

Manager

vanleesten@onenb.org

401-347-1747

Under Construction through Fall 2026