

**Up to 48,000 RSF 7 & 8<sup>th</sup> Floor  
Class A Office Space  
Lease Rate: \$40.00/SF, Net Electric**

Newest office tower in the heart of Downtown Providence; within walking distance to all major downtown amenities and adjacent to the train station and mall.

**Property Highlights**

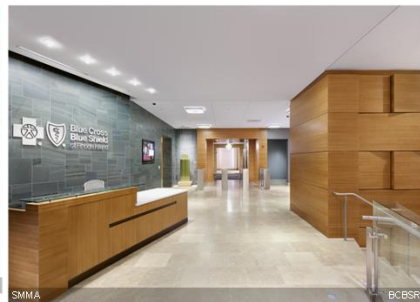
- Available immediately
  - 24,000 SF 7<sup>th</sup> Floor
  - 24,000 SF 8<sup>th</sup> Floor
- On-site parking garage
- Gold LEED certified
- Train station and Providence Place Mall next door
- State-of-the-art, highly efficient building systems
- Fitness center, cafeteria and conference-media room on-site and available to tenants
- 6 high-speed elevators, plus 1 servicing the parking garage
- Large windows for spectacular views of the State House and downtown skyline

**BUILDING FEATURES**

<b>TOTAL AVAILABLE</b>	Up to +-48,000 RSF
<b>LEASE RATE</b>	\$40.00/sf, net electric
<b>PARKING</b>	On Site Garage
<b>TIMING</b>	Immediate



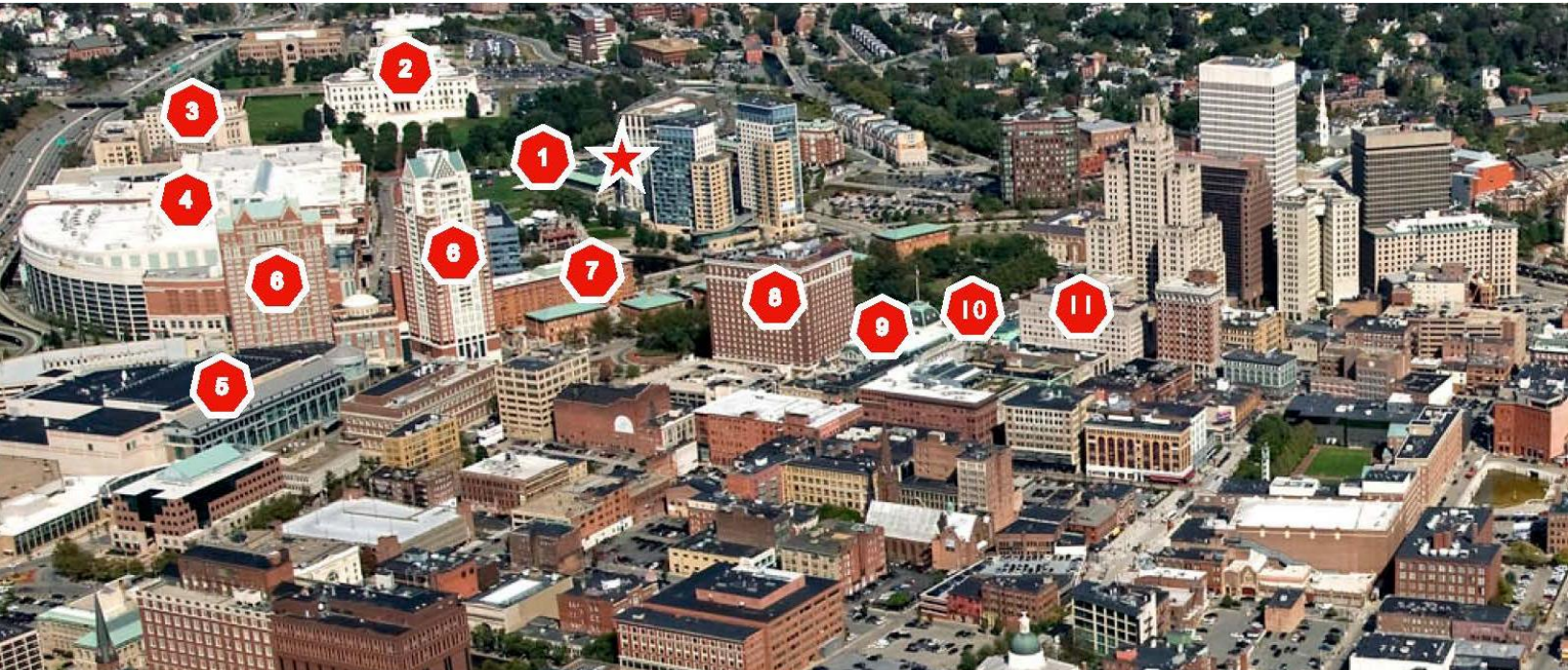
**CLASS 'A' OFFICE**



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- AERIAL KEY:**
- |                          |                              |                   |
|--------------------------|------------------------------|-------------------|
| 1. Train Station         | 5. Convention Center         | 9. City Hall      |
| 2. State House           | 6. Omni Hotel/The Residences | 10. Bus Terminal  |
| 3. Renaissance Hotel     | 7. Courtyard Marriott        | 11. Federal Court |
| 4. Providence Place Mall | 8. Graduate Hotel            |                   |

