

# 390 TOLL GATE ROAD

Warwick, RI

CONFIDENTIAL OFFERING MEMORANDUM

INVESTMENT OFFERING | ± 34,000 SF | HOSPITAL ADJACENT | MEDICAL OUTPATIENT BUILDING



91.1%

OCCUPANCY



\$435K

NET OPERATING INCOME



CUSHMAN &  
WAKEFIELD

HAYES & SHERRY

HAYESSHERRY.COM

# 390 TOLL GATE ROAD

## Warwick, RI

± 34,000 SF MEDICAL OUTPATIENT BUILDING / FOR SALE

### LOCATION SUMMARY

Strategically located along the highly traveled Toll Gate Road in the heart of Warwick, this ± 34,000 SF multi-tenant medical outpatient building offers exceptional accessibility and visibility. Situated directly across from Kent Hospital's campus, the property stands to benefit from the hospital's ongoing \$97 million expansion designed to accommodate growing patient demand. This expansion is expected to drive increased patient volume and demand for healthcare services throughout the immediate area. With easy access to Routes 95 and 2, nearby retail amenities, and just 15 minutes from downtown Providence and T.F. Green Airport, makes 390 Toll Gate Road a premier opportunity within one of Rhode Island's most established healthcare and commercial corridors

### ASKING PRICE:

Upon Request

### PROPERTY FEATURES:

- Two-story, ±34,000 SF multi-tenant building
- ± 3.95 Acres
- Built in 1973 and fully renovated in 2020
- Adjacent to Kent Hospital
- Easy access I-95 (#2 highest volume in RI)
- Ample on-site parking, 6/1,000 SF leased

### BROKERS

DAVE LUCIVERO / [dlucivero@hayessherry.com](mailto:dlucivero@hayessherry.com) / +1 401 273 2068

MATT FAIR / [mfair@hayessherry.com](mailto:mfair@hayessherry.com) / +1 401 273 2053





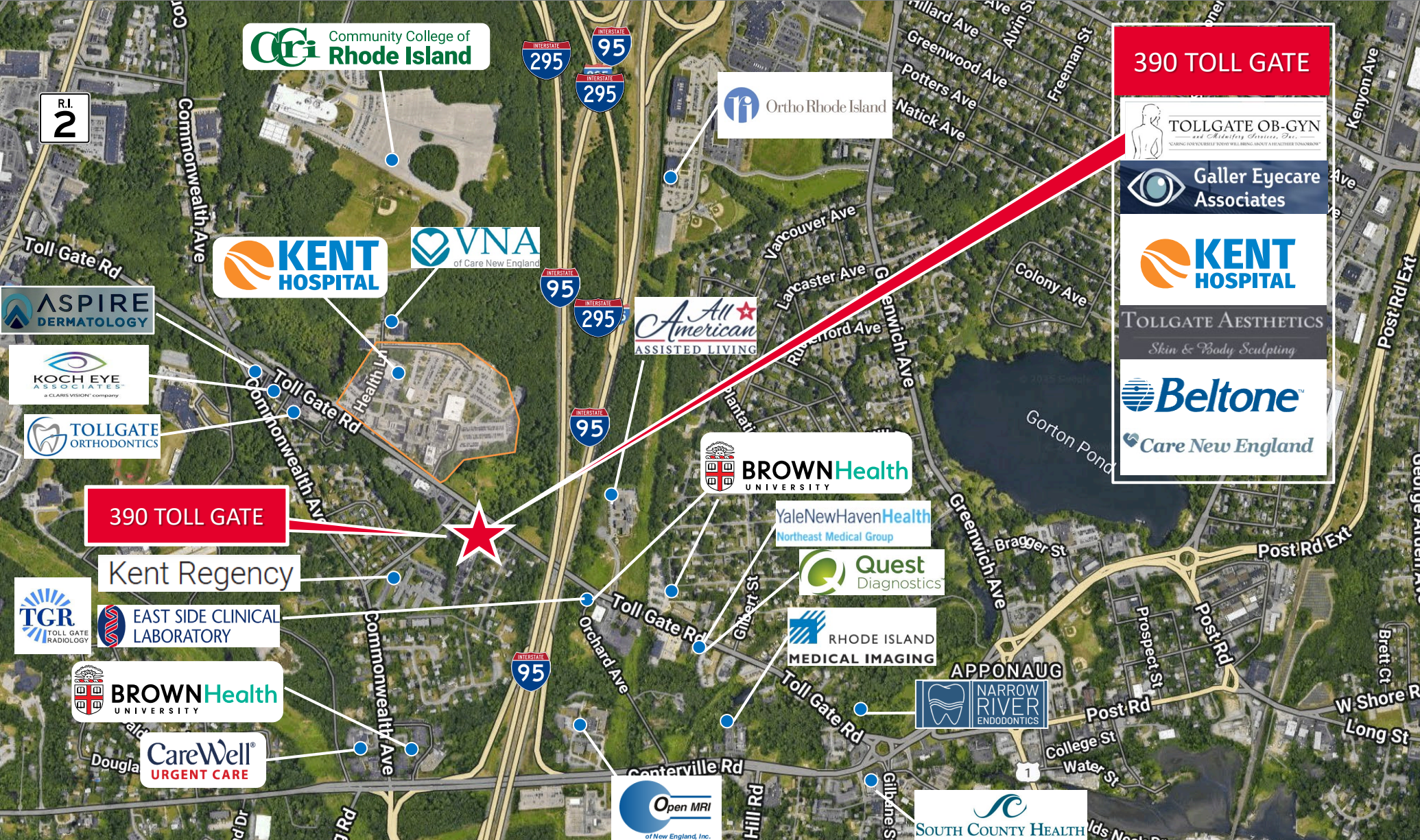
390 Toll Gate



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## Warwick, RI

### MEDICAL AERIAL



**390 TOLL GATE**

**TOLLGATE OB-GYN**  
and Midwifery Services, Inc.  
*"CARING FOR YOURSELF TODAY WILL BRING ABOUT A HEALTHIER TOMORROW"*

**Galler Eyecare Associates**

**KENT HOSPITAL**

**TOLLGATE AESTHETICS**  
*Skin & Body Sculpting*

**Beltone™**

**Care New England**

**390 TOLL GATE**

**Kent Regency**

**TGR**  
TOLL GATE RADIOLOGY

**EAST SIDE CLINICAL LABORATORY**

**BROWNHealth UNIVERSITY**

**CareWell®**  
URGENT CARE

**Open MRI**  
of New England, Inc.

**RHODE ISLAND MEDICAL IMAGING**

**Quest Diagnostics®**

**YaleNewHavenHealth**  
Northeast Medical Group

**BROWNHealth UNIVERSITY**

**All American ASSISTED LIVING**

**VNA**  
of Care New England

**KENT HOSPITAL**

**Community College of Rhode Island**

**Ortho Rhode Island**

R.I. 2

**ASPIRE DERMATOLOGY**

**KOCH EYE**  
A S CO. VISION COMPANY

**TOLLGATE ORTHODONTICS**

**APPONAUG NARROW RIVER ENDODONTICS**

**SOUTH COUNTY HEALTH**

# 390 TOLL GATE ROAD

WARWICK, RHODE ISLAND 02886

For Property Inquiries, please contact:

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