

OFFICE SPACE FOR LEASE



THE EAST OFFICE BUILDING

56 Exchange Terrace , Providence, RI 02903

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PROPERTY SUMMARY



LOCATION DESCRIPTION

56 Exchange Terrace offers the most accessible location in Downtown Providence. Situated at the foot of the Downtown interchange connecting Interstate 95 & 195 with Routes 6 & 10, the property offers employees and clients the ease of, and convenience of clear, direct and safe automobile access to and from the highway system. The entrance to the building fronts on Kennedy Plaza providing direct pedestrian connections to the central business district and nearby federal and state court buildings.

PROPERTY HIGHLIGHTS

- Bright full-floor suite with floor to ceiling glass walls and windows on all 4 perimeter walls
- Direct elevator access into the suite
- Convenient surface parking lot adjacent to the building
- Owner occupied with on-site property management
- Adjacent to the location of the new Providence Food Hall scheduled to open in 2024

PROPERTY DESCRIPTION

MG Commercial is pleased to offer this unique full-floor lease opportunity to the market. This top-floor, 7,500 SF suite offers expansive views of Providence and Capital Center. Current configuration includes multiple conference rooms, perimeter offices, large bright break room and open work space along the window line. This suite is in move-in condition.

The East Office Building is a five story, 37,000 square foot office building with Class A space constructed in 1988. The building received recognition for its design details as it was faithfully constructed to replace an identical building built in 1898 and later destroyed by fire. Building mechanicals are state of the art and professionally maintained by a 24/7 property management firm. Today, the East Office Building at 56 Exchange Terrace is home to accounting, engineering, law and renewable energy firms.

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$26.00 SF/yr (MG) |
| Available SF: | 7,500 SF |
| Building Size: | 37,500 SF |

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ADDITIONAL PHOTOS

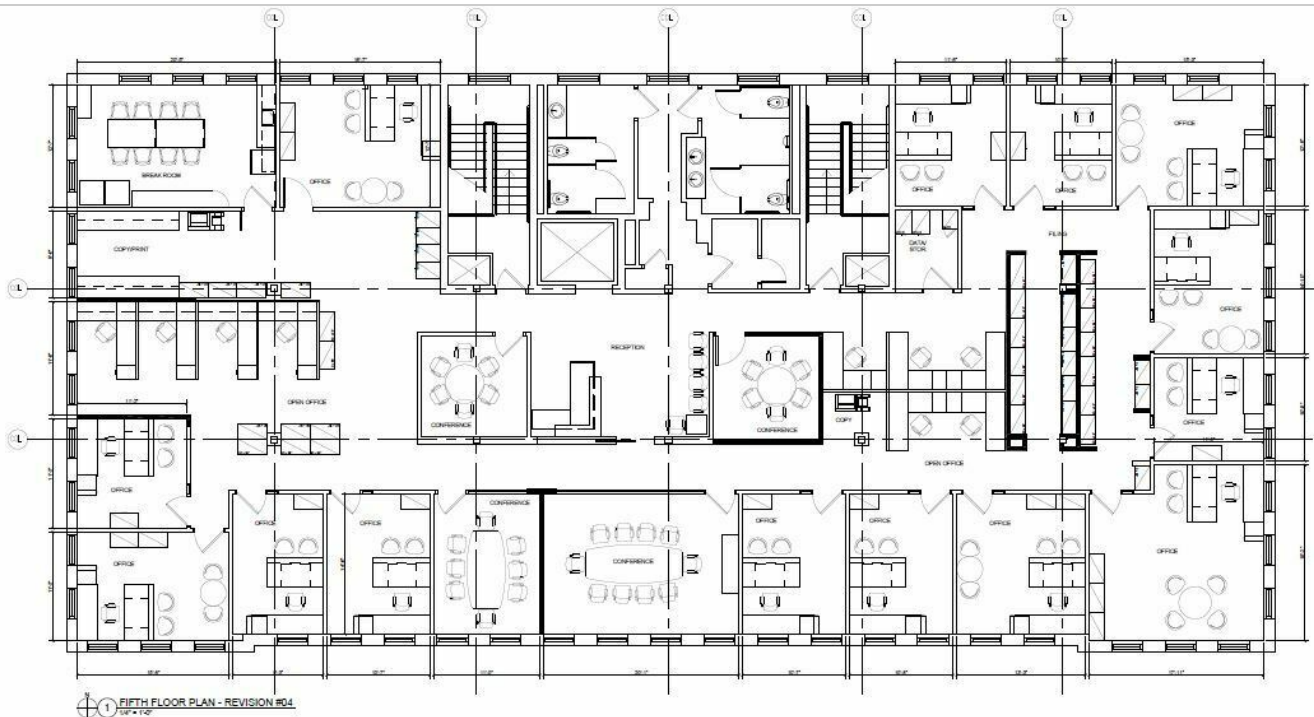


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LOCATION MAPS



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