

**OFFICE SPACE FOR LEASE**



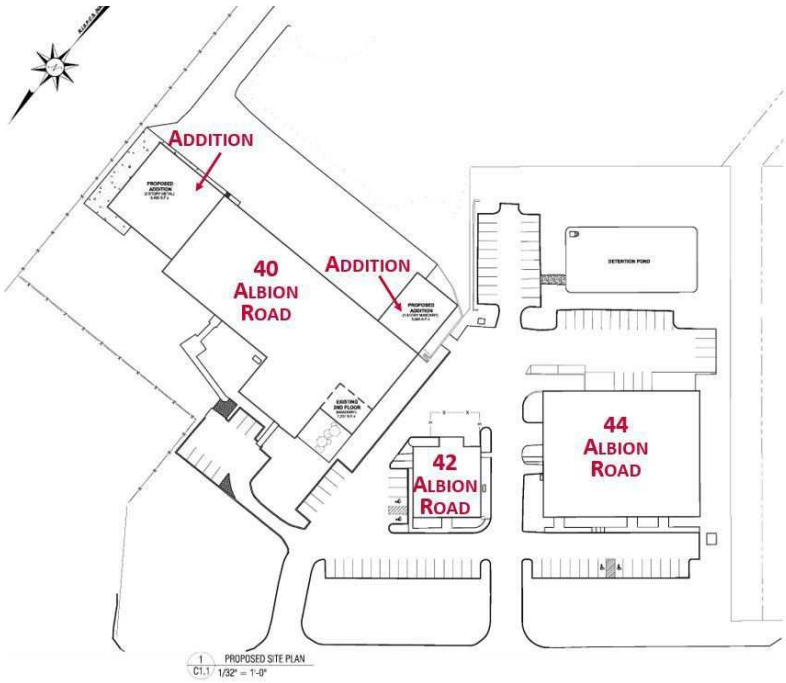
**42 ALBION ROAD**

Lincoln, RI 02865

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Modern, fully ADA compliant 10,000 SF office building at 42 Albion Road in Lincoln, RI with a 1,470 RSF unit available. The available unit was recently renovated with a new conference room and existing cubicles, and is off the right side of the lobby in the front of the building.

## PROPERTY HIGHLIGHTS

- Immaculately Maintained Flex Campus
- Premier Northern RI Location
- Mix of Global, National and Regional Tenants - Join Mars Chocolates, Thyssen Krupp and other Excellent Tenants
- Turnkey Space; Immediate Occupancy
- ADA Compliant
- Efficient and Flexible Spaces and Layouts
- Ample Parking with Multiple Access Points
- Excellent Presence and Visibility

## LOCATION DESCRIPTION

The 6.6 acre campus setting consists of 3 office and flex buildings totaling 54,000 SF. There is a mix of local, regional, national and international tenants. The campus is ideally located in northern Rhode Island at the confluence of Routes 295, 146 and 116, making it very convenient for tenants to access locally, and from many other regional areas, including Providence, Boston, Worcester, Hartford and New York. Additionally, the campus is directly across from the North Central State Airport, offering tenants and clients the option of flying to major cities in minutes and walking across the road to the campus.

## OFFERING SUMMARY

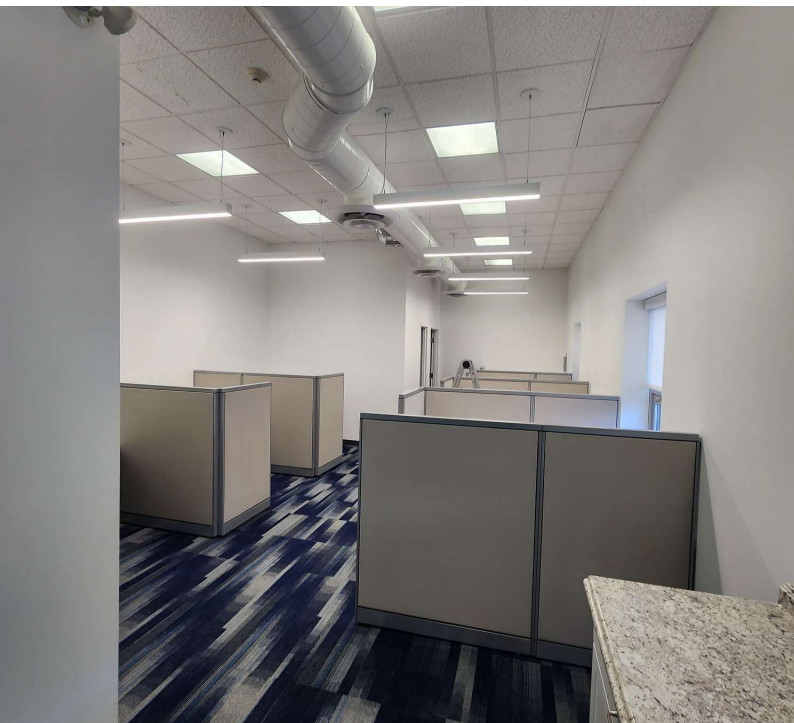
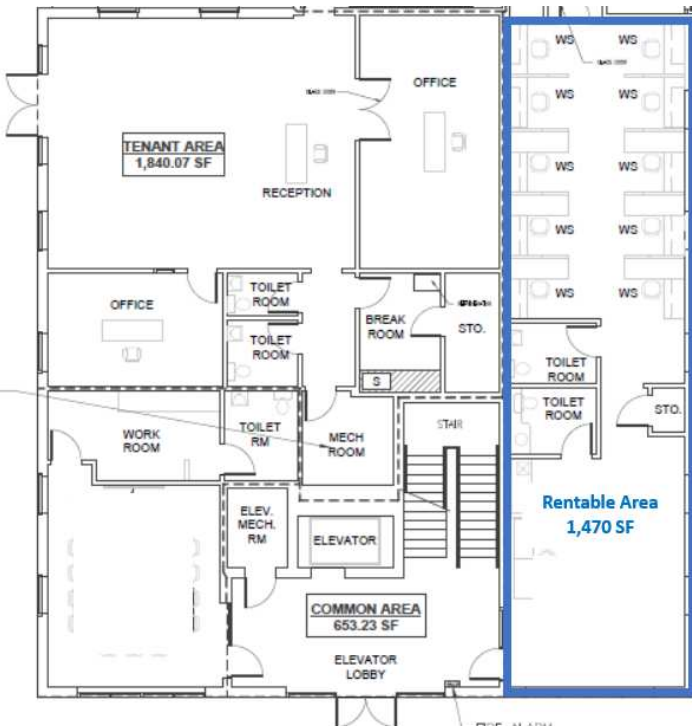
Lease Rate:	\$24.00 SF/yr (MG)
Available SF:	1,470 SF
Lot Size:	6.6 Acres
Building Size:	10,000 SF

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# ADDITIONAL PHOTOS



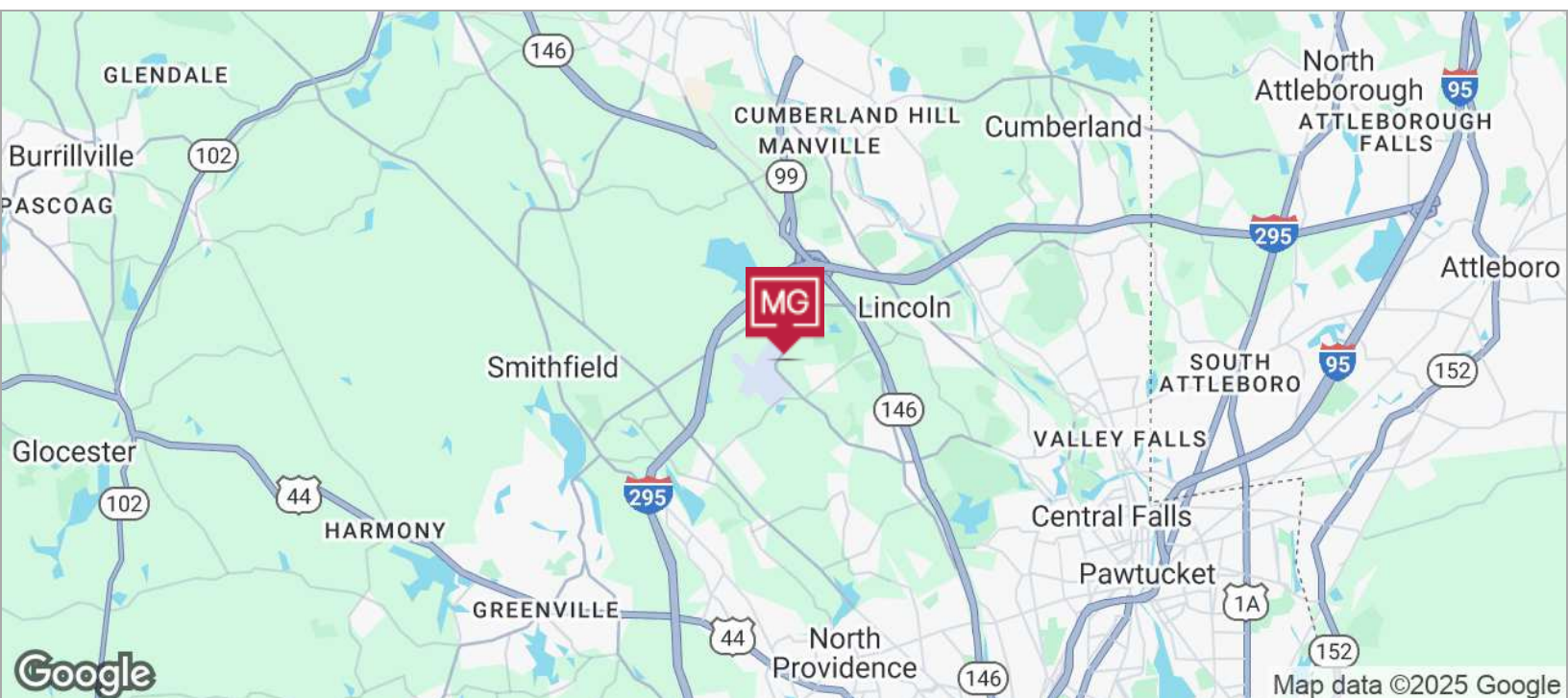
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# AREA MAPS



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