



**FIRST BRISTOL
CORPORATION**

FOR LEASE

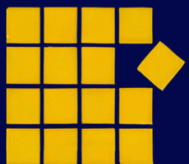
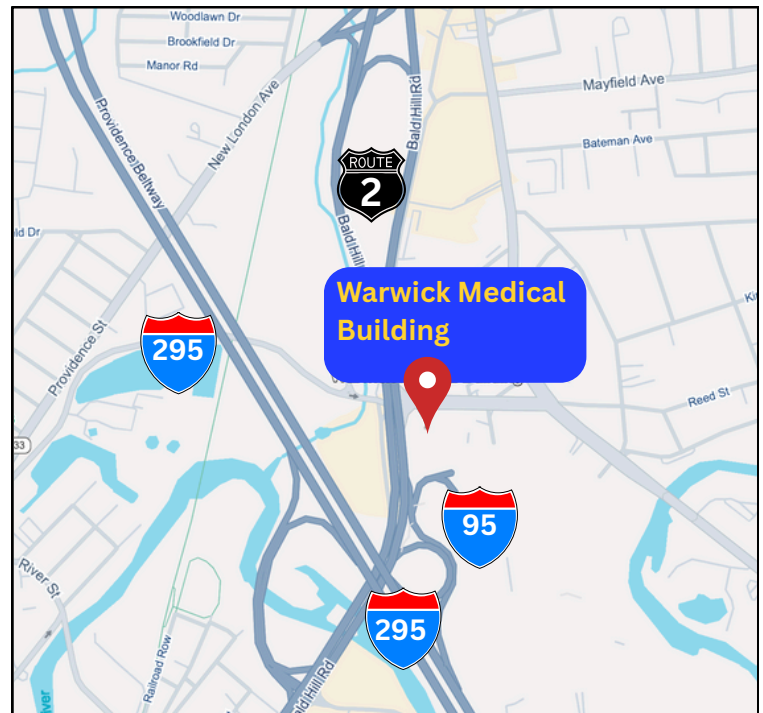
CLASS A MEDICAL OFFICE

500 SF, 2,115 SF, or 2,870 SF Suites Available



WARWICK MEDICAL BUILDING 400 BALD HILL ROAD WARWICK, RI

- 500 SF, 2,115 SF, or 2,870 SF Suites Available
- Abundant On-Site Parking for Patients & Staff
- Prime Location Within the Warwick Mall Complex
- High-End Class A Interiors with Custom Build-to-Suit Options
- Seamless Access to I-95, I-295, and Rt. 2
- Professional On-Site Management with Prompt Service
- Steps from Retail, Dining, Gym & Everyday Amenities
- Extensive Plumbing Infrastructure Ideal for Medical Use



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CONTACT:

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JOIN TOP TENANTS!

Concentra, Brown University Health, Lifestance Health, North East Men's Health, and more!



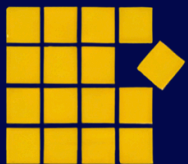
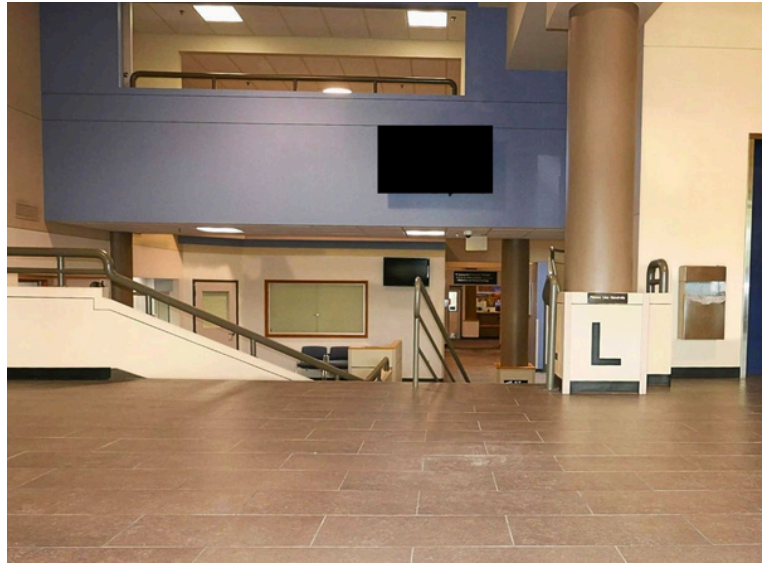
PROPERTY HIGHLIGHTS

- 500 SF, 2,115 SF, or 2,870 SF Suites Available
- **Prime Location** - Situated in the Warwick Mall parking lot – steps from shopping, dining, gyms, and more
- Seamlessly connected to I-95, I-295, and Route 2
- Existing exam rooms with sinks and plumbing throughout
- Bright interiors with large windows and open layouts
- Build-to-Suit Options - Move-in ready or fully customizable spaces
- On-Site Medical Services - Urgent care, lab, imaging, and a strong mix of medical specialists
- 289 surface parking spaces for staff and visitors
- Dedicated, on-site, first-in-class property management with 24/7 access

NOW LEASING

Ideally located within the Warwick Mall campus, the Warwick Medical Building offers high-quality office and medical space in one of Rhode Island's busiest commercial hubs. Surrounded by shops, restaurants, gyms, and grocery stores, with direct access to I-95, I-295, and Route 2.

This location offers **unmatched convenience!**



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