

OFFICE SPACE FOR LEASE



ONE INTERNATIONAL WAY

Warwick, RI 02886

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Modern, 30,000 square foot, Class A, two-story office building centrally located within the state and at Rhode Island T.F. Green International Airport. Expandable by 20,000 square feet for a total of 50,000 square feet with parking for 150 cars.

PROPERTY HIGHLIGHTS

- Available Now
- Adjacent to Homewood Suites by Hilton and Extended Stay America Hotels
- Expandable to 50,000 SF
- Parking for 150 Cars
- Full Building Olympian G80F3 Generator Available
- Highway Visibility to 155,000 CPD on I-95 and 50,000 CPD on the Airport Connector
- Building Signage Available Facing I-95 and Airport Connector
- 1 mile to RI T.F. Green International Airport ■ 25 miles to Route 495 ■ 8 miles to Providence ■ 55 miles to Boston

LOCATION DESCRIPTION

In the center of Rhode Island at Rhode Island T. F. Green International Airport in the Metro Center Business Park. The property sits on a cul-de-sac along Route 95 and the Airport Connector in Warwick, RI. The site is approximately one mile to the terminal at RI T. F. Green International Airport and Route I-95 at Exit 29 and two miles to I-95 / Exit 28.

OFFERING SUMMARY

Building Size:	30,000 SF
Lot Size:	2.26 Acres
Lease Rate:	Negotiable
Available SF:	3,500 - 30,000 SF (50,000 SF)
Parking:	150 Spaces
Zoning:	GI
Year Built:	2009
Market:	West Bay
Submarket:	Metro Center

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ADDITIONAL PHOTOS



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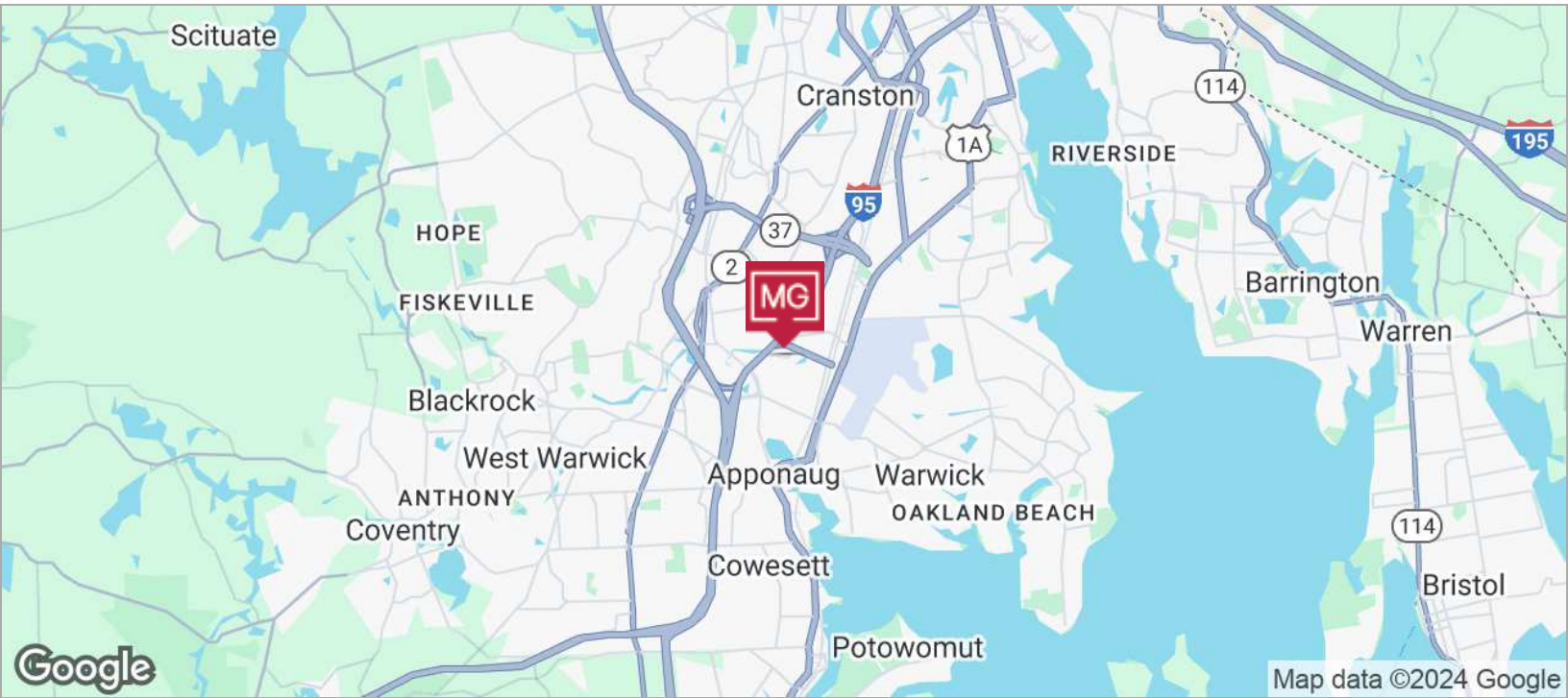
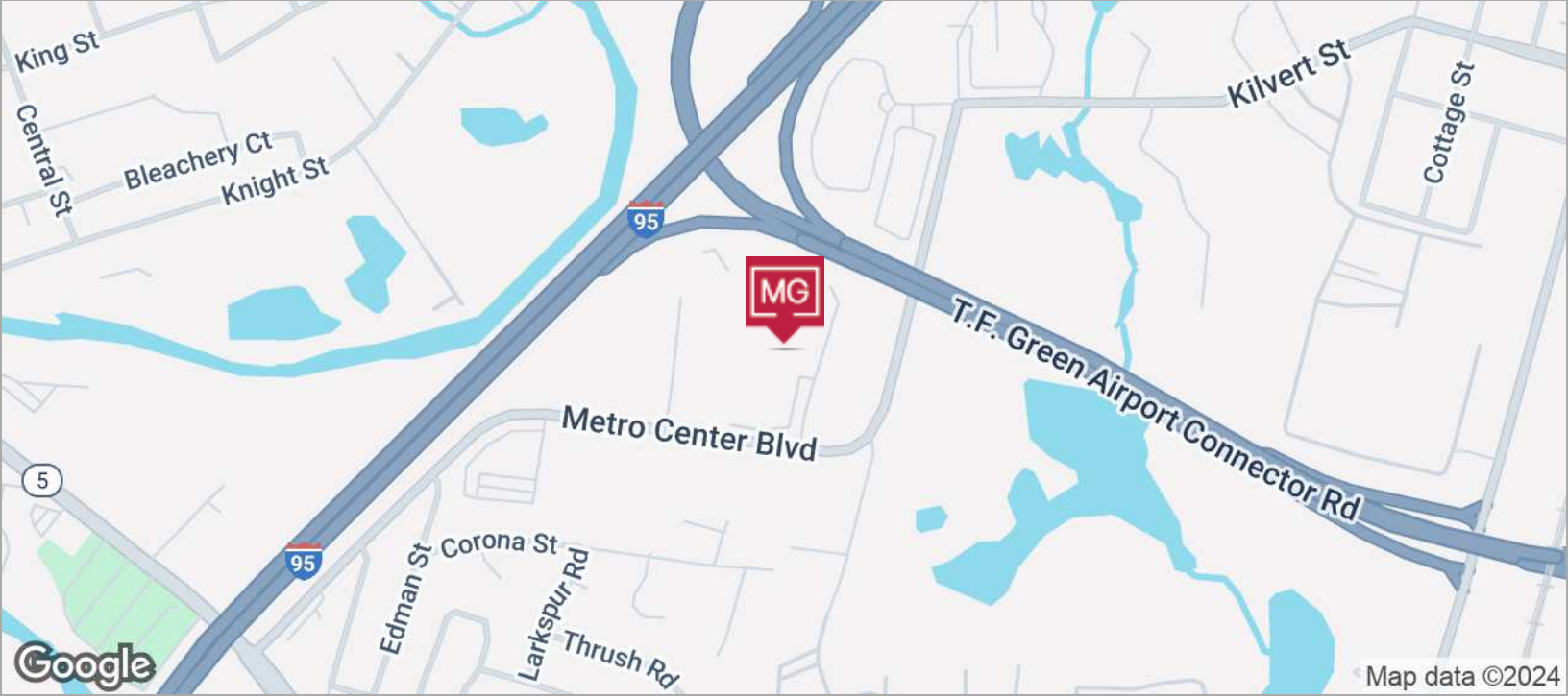
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LOCATION MAPS



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