

FOR LEASE

# 1351 South County Trail

East Greenwich, RI



## EAST GREENWICH MEDICAL CENTER



SUITES AVAILABLE FROM  $\pm 1,500$  SF TO  $\pm 8,500$  SF



SYNERGISTIC MEDICAL COMMUNITY; FULL-SERVICE IMAGING & LAB ON-SITE



EASY HIGHWAY ACCESS I-95/RTE. 4



STRONG POPULATION AND INCOME DEMOGRAPHICS



CONVENIENT ACCESS TO NUMEROUS AREA RETAILERS



CUSHMAN &  
WAKEFIELD

HAYES & SHERRY

# 1351 SOUTH COUNTY TRAIL

## Property Description

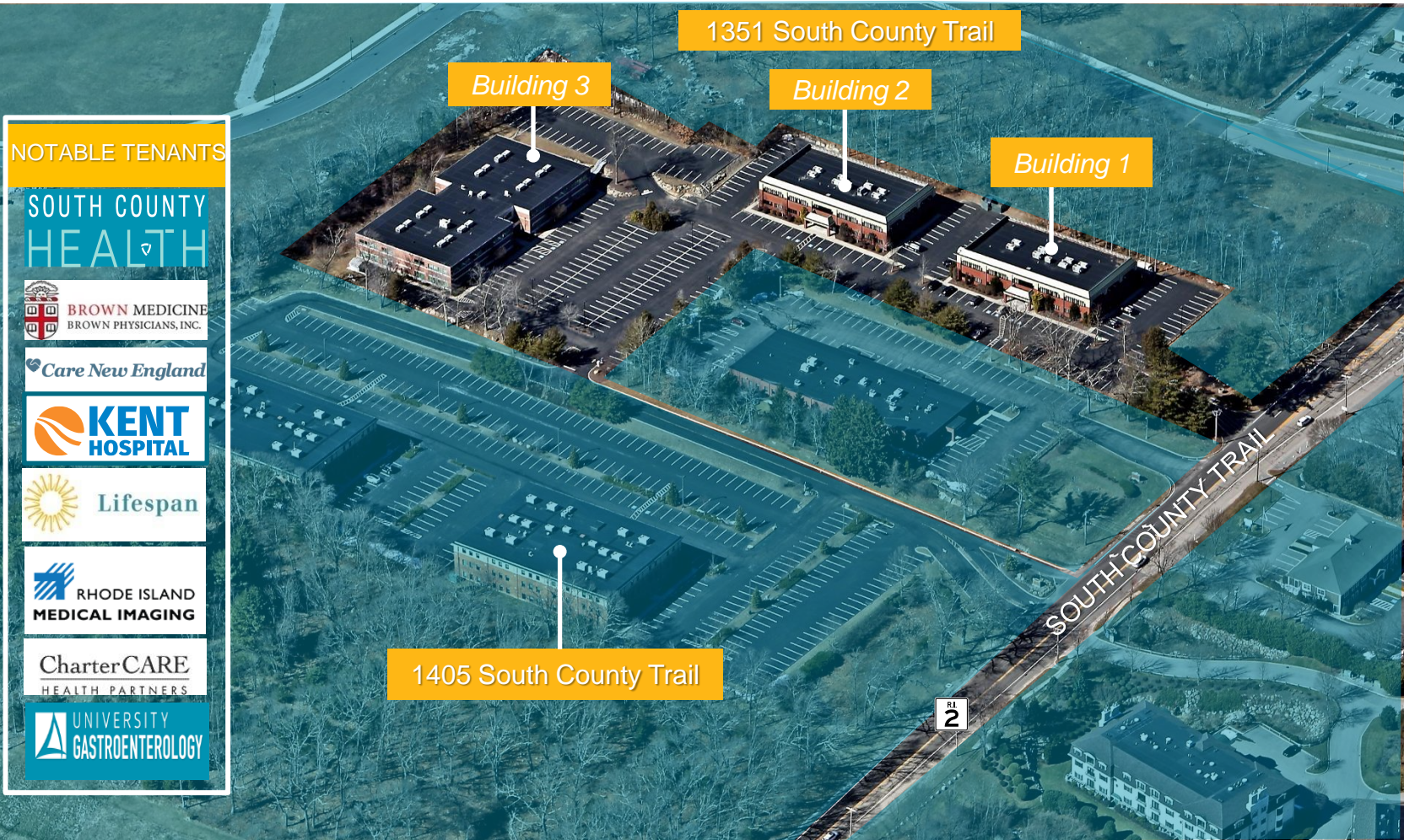
**1351 South County Trail** in East Greenwich is a premier healthcare park setting in the East Greenwich Medical Center with over 30,000 SF of contiguous space available and significant branding opportunities located in the heart of the “Medical Mile”.

The property is home to a full spectrum of top-quality hospital and provider networks including imaging and laboratory services on-site.

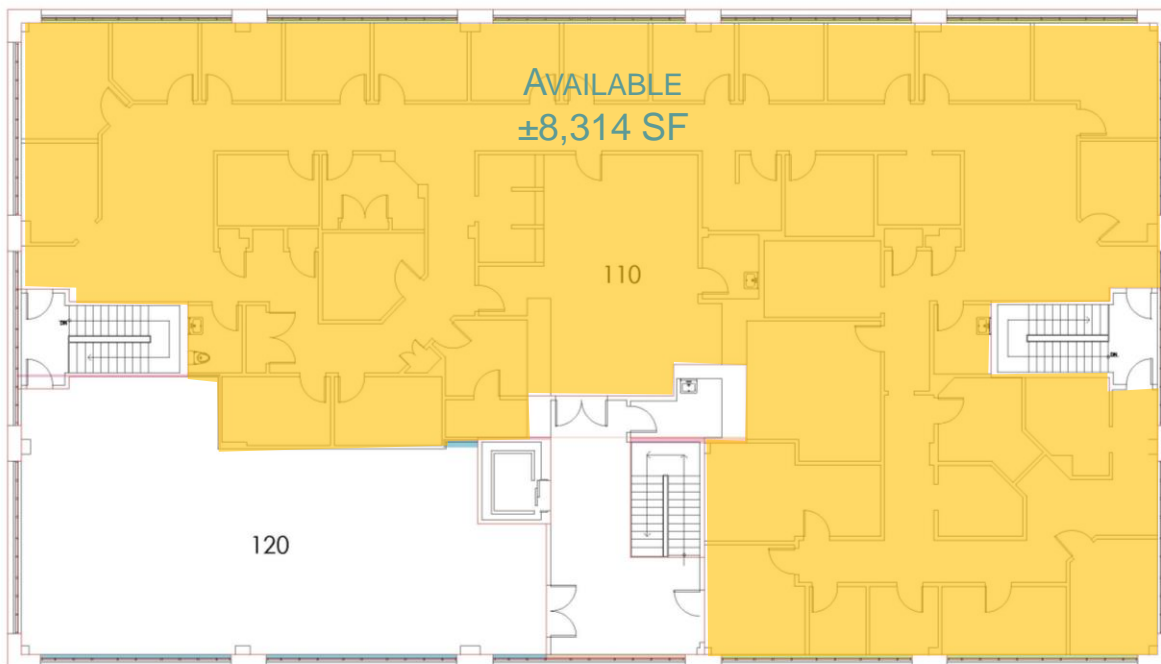
Convenient highway access to I-95 and Route 4 along with close-proximity to numerous nearby shopping and retail offerings make the East Greenwich Medical Center RI’s premier medical destination.

## Infrastructure & Systems

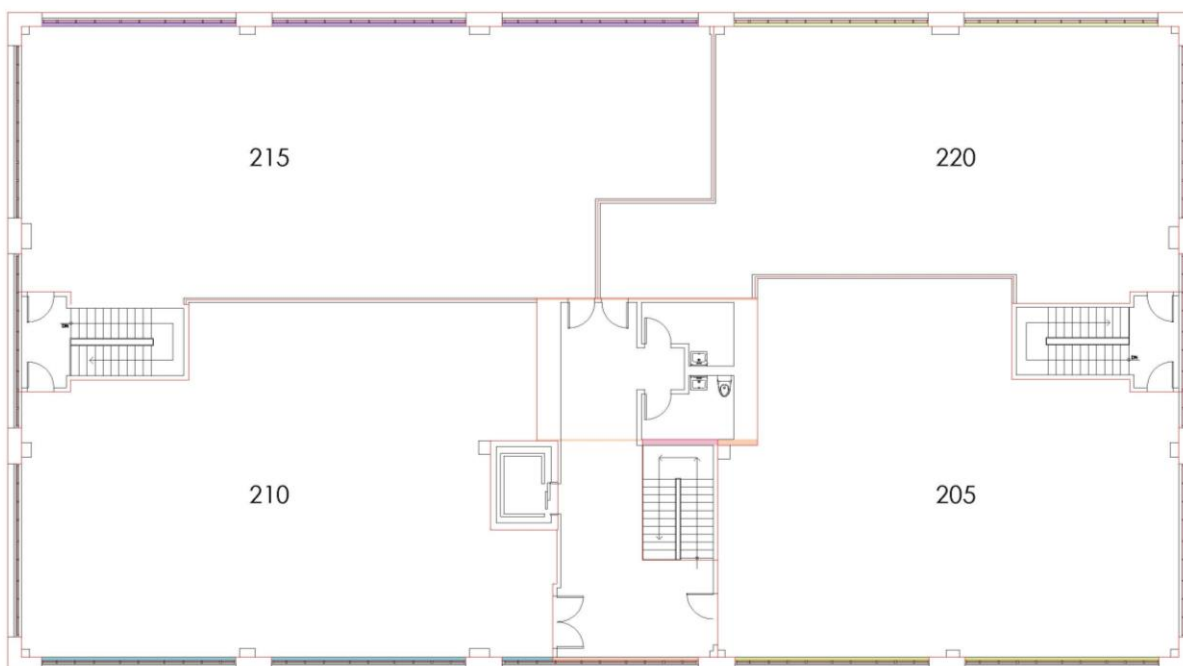
|                  |  |
|------------------|--|
| Property Address | 1351 South County Trail, East Greenwich, RI  |
| Buildings        | 1,2,3  |
| Land Area        | 5.3 acres  |
| Rentable Area    | 79,572 SF (16 condo units in 3 buildings)  |
| Building SF      | Building 1: 20,890 SF / 4 units  |
| Number of Units  | Building 2: 19,577 SF / 5 units  |
|                  | Building 3: 39,105 SF / 7 units  |
| Number of Floors | Two (2)  |
| Built/Renovated  | 2000 - 2002  |
| Roof             | Rubber membrane  |
| Parking          | 334 spaces (4.1/1,000 SF)  |
| Elevators        | Three (3) passenger elevators<br>2,500-pound capacity each                           |
| HVAC             | Gas-fired rooftop units  |
| Electric Service | 1,200 amps, separately metered   |
| Life Safety      | Hardwired fire alarm, smoke and heat detectors, emergency lighting, sprinkler system |



*BUILDING 1*



*BUILDING 2*



*BUILDING 3*



FOR LEASE

# 1351 South County Trail

East Greenwich, RI



**3 miles**

**40,214** PEOPLE

**23,047** DAYTIME POP.

**\$117,859** AVG.HH \$

**5 miles**

**108,790** PEOPLE

**55,997** DAYTIME POP.

**\$100,181** AVG.HH \$

**10 miles**

**290,311** PEOPLE

**136,812** DAYTIME POP.

**\$100,119** AVG.HH \$

For more information, contact:



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