

MEDICAL SPACE FOR SUB-LEASE



1598 SOUTH COUNTY TRAIL

East Greenwich, RI 02818

LEEDS MITCHELL IV, SIOR

Principal Broker, Partner
401.751.3200 x3307
leeds@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1598 South County Trail is a 59,800 SF Class "A" medical office building that underwent a major rehab in 2019. The last available space remaining is a 4,800 SF corner suite, in shell condition with large windows, and is ready for a custom fit-up. Join existing tenants, Coastal Medical, University Orthopedics, OrthoDIRECT, Advanced Dermatology, and Velocity Clinical Research in this Class "A" medical office building.

OFFERING SUMMARY

Lease Rate:	\$24.50 SF/yr (NNN)
Available SF:	4,800 SF
Building Size:	60,000 SF

LOCATION DESCRIPTION

1598 South County Trail is located on Route 2 in East Greenwich on the "medical-mile" and is surrounded by all of the top medical providers in Rhode Island. Easy access from Route I-95 and Route 4 with many amenities close by.

PROPERTY HIGHLIGHTS

- Covered patient drop-off
- Space currently in shell condition, ready for a custom buildout
- Ample parking @ 6/1,000 SF
- Street signage
- Last suite available in the building
- Professional Property Management

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ADDITIONAL PHOTOS



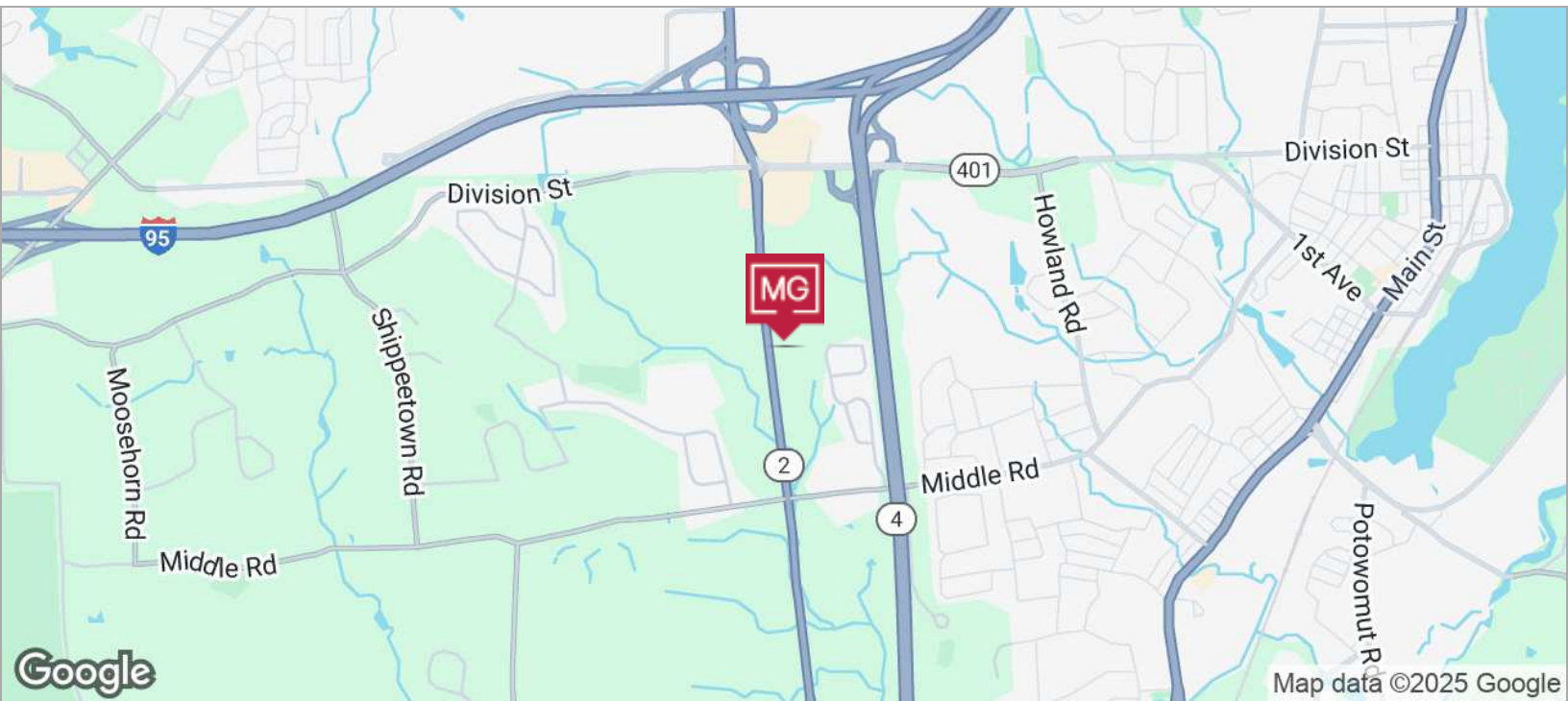
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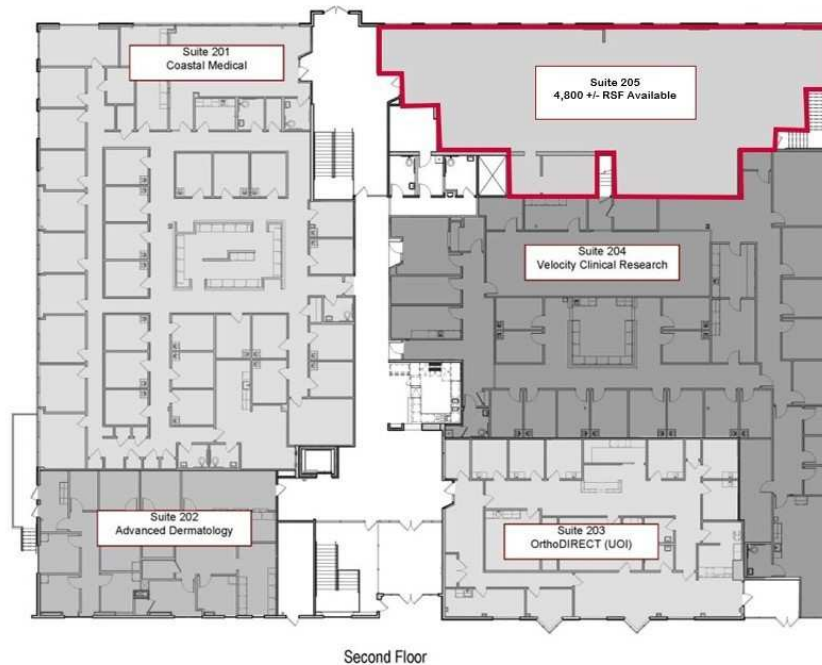


This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

LOCATION MAPS



1598 South County Trail - Lease Plan



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