

FOR LEASE

EXCELLENT LOCATION, OUTSTANDING VIEWS

ONE

EMPIRE PLAZA

Providence, Rhode Island



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CBRE | New England

CB Richard Ellis - N.E. Partners, LP, a CBRE Joint Venture

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PROPERTY OVERVIEW

CBRE/New England is pleased to offer $\pm 7,300$ RSF on the fifth floor at One Empire Plaza in downtown Providence, Rhode Island.

Located in the heart of downtown with dramatic east-facing views of downtown and the East Side, the property is less than 0.25 miles from Interstate 95 and offers convenient access to Routes 6, 10 and 146. The newly renovated, six-story building has been entirely updated throughout and includes new common areas, interiors, landscaping, restrooms and many other capital improvements.



BUILDING SPECIFICATIONS

- + $\pm 7,300$ RSF on fifth floor
- + Newly renovated six-story building
- + 24/7 card access
- + Modern office space
- + 35-space ground-level parking garage
- + 3,900 parking spaces within immediate walking distance
- + Three elevators
- + Fully wired for fiber communications
- + Great views and high ceilings



PROPERTY LOCATION

AMENITIES

Located on Empire Street in downtown Providence, the property is surrounded by many amenities within walking distance. These include hotels, restaurants, Rhode Island Convention Center, Kennedy Plaza, Amtrak train station, the Providence Place Mall and the Dunkin' Donuts Center.

Easy access to ample surface and cover parking and walkable to many of the city's renowned restaurants and shopping.



FLOOR PLAN

FIFTH FLOOR



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CONTACT US

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