



55 PINE ST, PROVIDENCE, RI 02903

FOR LEASE

PROPERTY SUMMARY

Welcome to 55 Pine Street, an exceptional five-story brick office building located in the heart of downtown Providence. This well-maintained property boasts a rich blend of historic charm and modern functionality, making it the ideal setting for professional offices, particularly for those in the legal, financial, or consulting sectors.

The building features a beautifully crafted interior with elegant hardwood finishes throughout, complemented by soaring high ceilings that create a bright and airy atmosphere. The office floors are thoughtfully partitioned to accommodate a variety of tenants, with private offices, common areas, and ample natural light throughout. The space is designed to offer both privacy and collaboration, perfect for businesses looking for a distinguished address in a prime location.

The ground floor of the building is currently home to a popular restaurant, offering excellent foot traffic and visibility, which can also serve as a desirable amenity for office tenants. Above, the office floors are predominantly occupied by professional firms, including attorneys, making this an ideal location for businesses in the legal, financial, or corporate sectors.

Situated just steps away from the courthouse, this property offers unparalleled convenience for professionals who require frequent access to legal proceedings. Additionally, its proximity to several universities and major transportation routes ensures easy accessibility for clients and employees alike.



OFFERING SUMMARY

Lease Price:	\$15 MG
Total Units / Available Space:	3 Units / 10,400 SF
Zoning:	D1-150
Property Type	Office

SPACE SUMMARY

2nd Floor :	2,000 SF	\$15 MG
3rd Floor:	4,200 SF	\$15 MG
4th Floor:	4,200 SF	\$15 MG



rubriccre.com

TODD LORNELL

PRESIDENT | 860-305-7432
TLORNELL@RUBRICCRE.COM

No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.

DEMOGRAPHICS | 2



55 Pine St

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	32,816	234,645	447,233
Total Population 2029	33,458	235,420	447,361
Average Age 2024	28	34	37
Average Age 2029	29	35	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households 2024	12,538	88,838	177,478
Total Households 2029	13,016	90,091	179,266
Average HH Income	\$119,909	\$97,702	\$97,363

* Demographic data derived from ESRI



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