

FOR LEASE

CENTER CITY LAND LEASES AVAILABLE

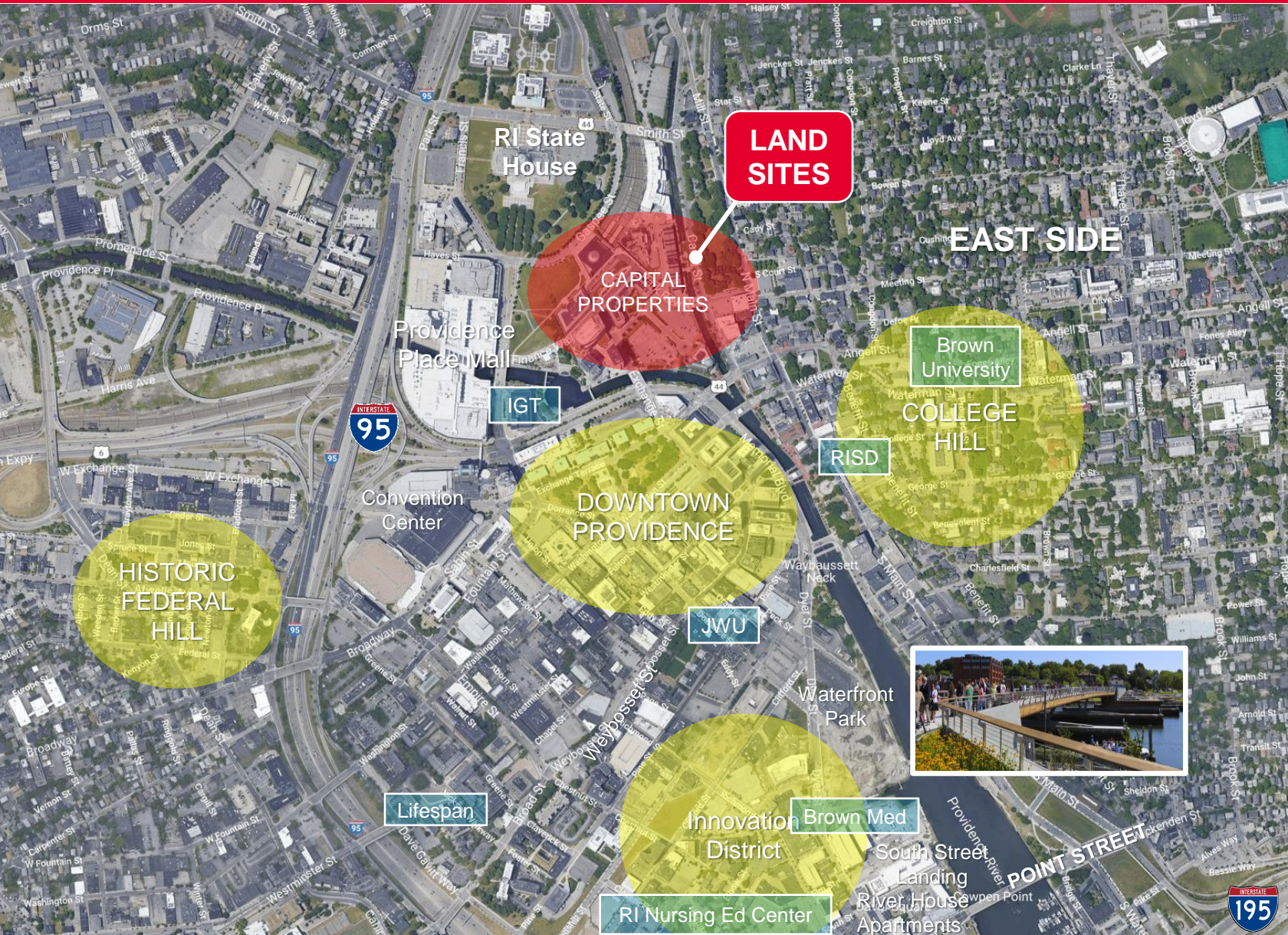
Providence, RI



DEVELOPMENT OPPORTUNITIES

- 6 Parcels available for office, residential, and/or mixed-use development
- Located in the heart of Downtown Providence with immediate access to the Central Business District, Brown University, RI School of Design, and Johnson & Wales University
- Short walk to world-acclaimed restaurants, shopping & culture
- Near Northeast Corridor Rail Service (Amtrak/MBTA)
 - 55 minutes to Boston; 3 hours to NYC
- Parcels range in size from ± 0.51 to ± 1.06 acres, contiguous up to ± 1.86 acres

INCREDIBLE CITY CENTER



3 miles

5 miles

10 miles

232,931 PEOPLE

430,845 PEOPLE

722,138 PEOPLE

141,832 DAYTIME POP.

224,705 DAYTIME POP.

359,378 DAYTIME POP.

\$71,899 AVG.HH \$

\$74,931 AVG.HH \$

\$86,291 AVG.HH \$

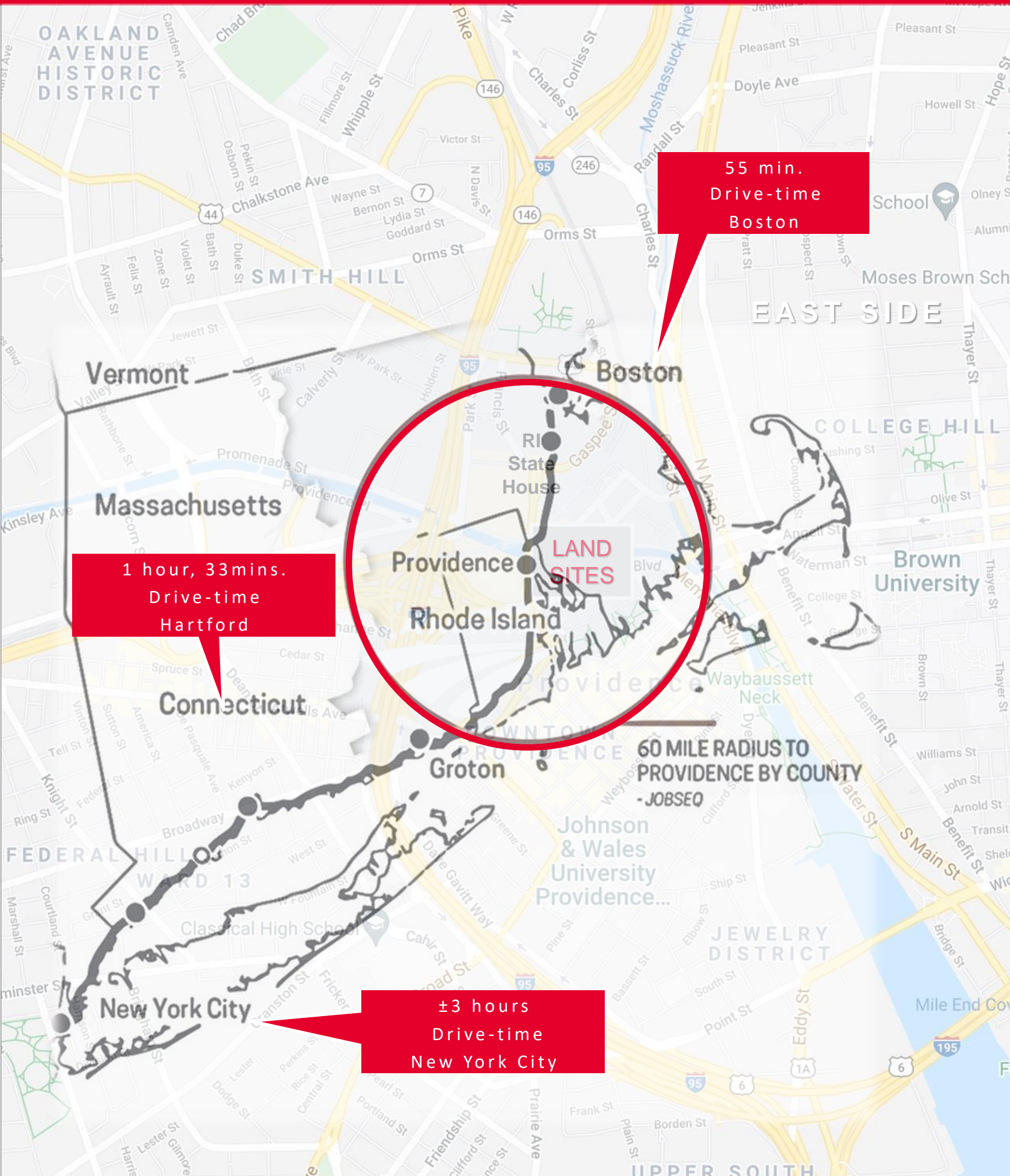
Drive Times

T.F. GREEN AIRPORT	19 MINUTES
BOSTON	55 MINUTES
HARTFORD	1H, 33 MINUTES
NYC	3 HOURS

Transit Distance

AMTRAK	0.4 MILES
RIPTA	0.4 MILES
T.F. GREEN AIRPORT	10.7 MILES
NYC	180 MILES

LAND LEASES AVAILABLE



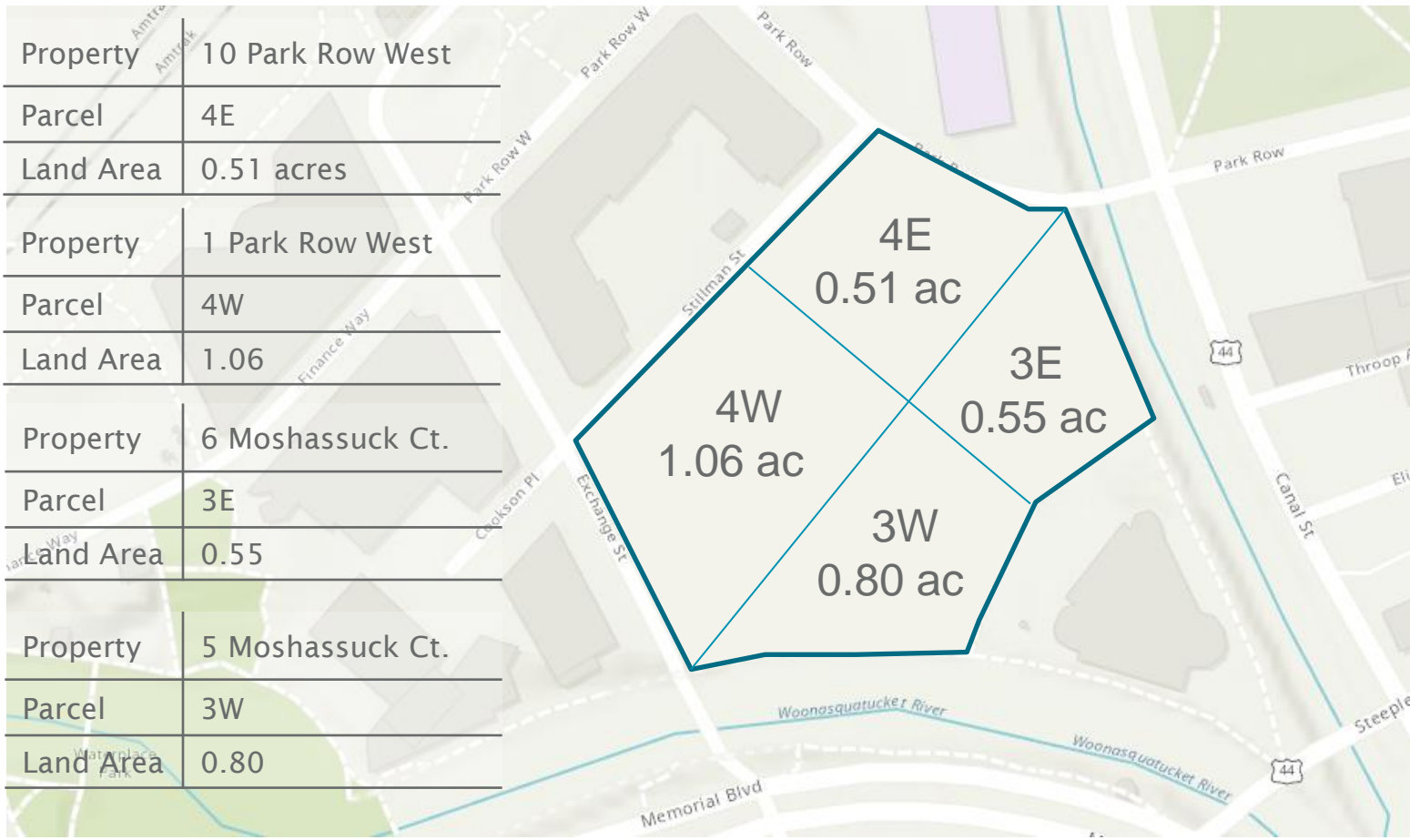
55 min.
Drive-time
Boston

1 hour, 33mins.
Drive-time
Hartford

±3 hours
Drive-time
New York City

60 MILE RADIUS TO
PROVIDENCE BY COUNTY
-JOBSEQ

Park Row West / Moshassuck Court



Canal Street



Park Row West

Property

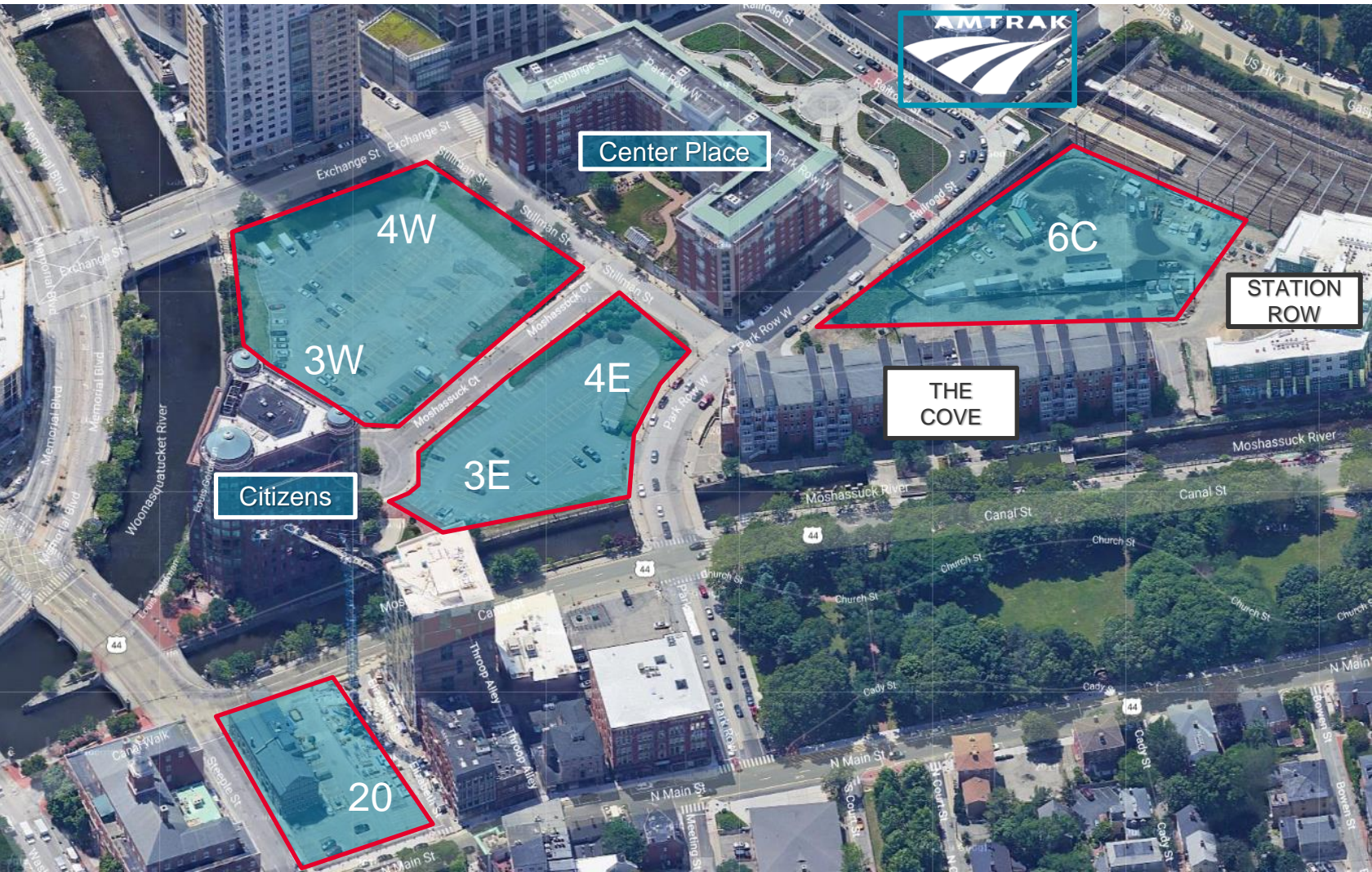
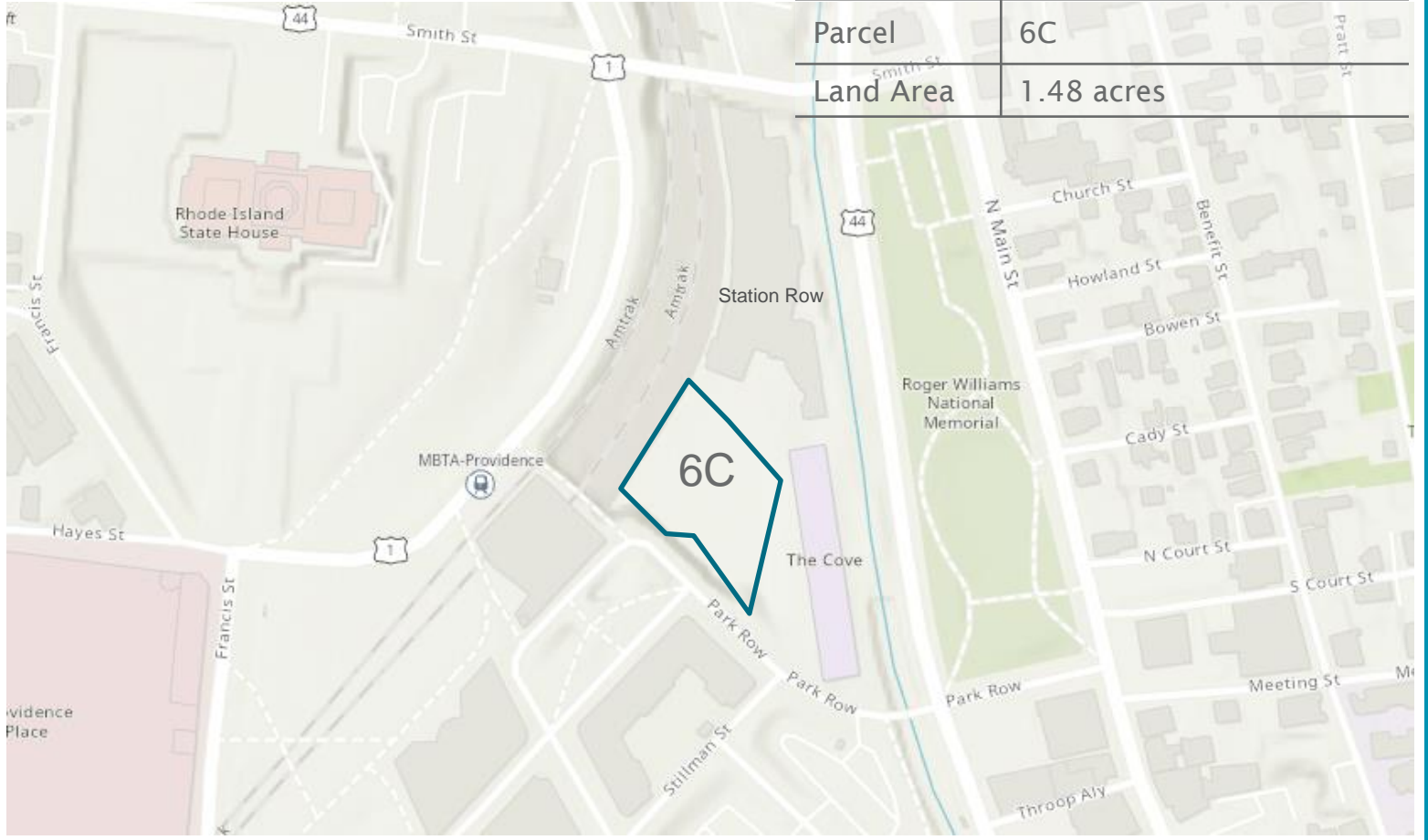
125 Park Row West

Parcel

6C

Land Area

1.48 acres





CAPITAL PROPERTIES

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Rhode Island



OPTIMAL LOCATION

- Ideal location in Northeast
- All the benefits of major commercial centers
- Easy access to top companies
- All manner of transportation; air, land, sea
- World-class universities



POPULATION

- 1.06 million (2020)
- Consistent population growth over the past several years
- The population of Rhode Island is on a trajectory of continued growth



EMPLOYMENT

- A workforce of 4.7 million people within a 1-hour commute of Providence
- Over 98.9% of firms in RI are small businesses that employ 53.5% of the workforce (2017 SBA Profile)



HIGHER EDUCATION

- Brown University
- RI School of Design
- Johnson & Wales University
- University of Rhode Island
- Bryant University
- Roger Williams University
- Rhode Island College
- Providence College
- New England Institute of Technology
- Salve Regina



CAPITAL
PROPERTIES

**A STRONG PRESENCE OF FORTUNE 500 & FORTUNE 1000
COMPANIES LEND LONG-TERM STABILITY AND GROWTH
TO RHODE ISLAND**





**CUSHMAN &
WAKEFIELD**

HAYES & SHERRY
REAL ESTATE SERVICES

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