



10 Memorial Boulevard

Providence, RI 02903

AVAILABLE SPACE:

- 10TH FLOOR 16,227 SF
- 9TH FLOOR 3,757 SF
- 1ST FLOOR 5,889 SF
- LEASE RATE: NEGOTIABLE



**CUSHMAN &
WAKEFIELD**

HAYES & SHERRY



PROPERTY HIGHLIGHTS:

- **2 BLOCKS TO PVD TRAIN STATION (MBTA/Amtrak)**
37-minute train ride to Boston
2.5 hours to New York City
- The Capital Grille located in the lobby
- Across the street from Providence Mall
- Quick access to interstates (I-95 & I-195)
- Fully built out with high-end finishes
- Incredible ceiling height and window lines
- 250 Space parking garage (1.5/1,000)

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BUILDING AMENITIES

- The Capital Grille is located on the ground floor
- High-capacity data and telephony infrastructure
- Located directly in Waterplace Place Park
- Computerized security access and camera surveillance
- State-of-the-art climate control and life safety system

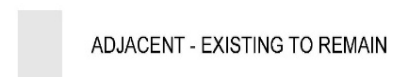
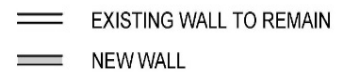


FLOORPLAN



1 PARTIAL NINTH FLOOR TEST FIT PLAN 3/32" = 1'-0"

LEGEND:



TEST-FIT NOTE:
THIS IS A PRELIMINARY STUDY AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AUTHORITIES HAVING JURISDICTION

GENERAL NOTE:
DIMENSIONS SHOWN, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND HAVE NOT BEEN FIELD VERIFIED.

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