

Land & Building Available ^{763 Eddy Street} Providence, RI



763 EDDY STREET is ideally located next to campus of **Rhode Island, Hasbro Children's and Women & Infants Hospitals**. With easy access to I-95 and I-195 and an abundance of parking, 763 Eddy Street offers large flexible floor plates that can accommodate office/medical, biotech, academic or other commercial uses.

TOTAL LAND: Approximately 2.5 +/- acres of land

TOTAL BLDG: Approximately 51,049 Square Feet

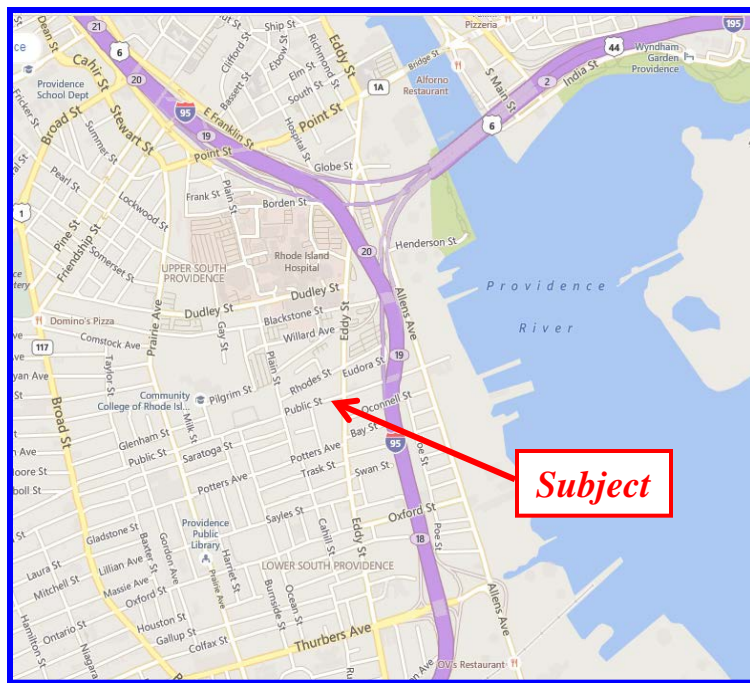
SPACE

AVAILABLE: Up to 51,049 Square Feet
1st Floor - 31,768'
2nd Floor - 19,281'
Basement - 900'

PARKING: 200+ Parking Spaces

BUILDING

AMENITIES: Secured fence/gate parking
Located on public bus route
Electronic Surveillance System for building and parking lots
Water & Sewer: City of Providence
N. Bay Commission
Fire Protection: Fire Alarm and Sprinklers throughout



FOR MORE INFORMATION CONTACT:

Daniel Feiner and Joseph Mardo

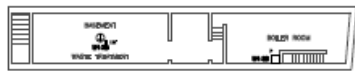
dfeiner@TheDiscoveryGroupInc.com ~ jmardo@TheDiscoveryGroupInc.com
101 Plain Street, 1st Floor Suite 100, Providence, Rhode Island 02903
(401) 729-8000 phone ~ (401) 729-4300 fax ~ www.TheDiscoveryGroupInc.com



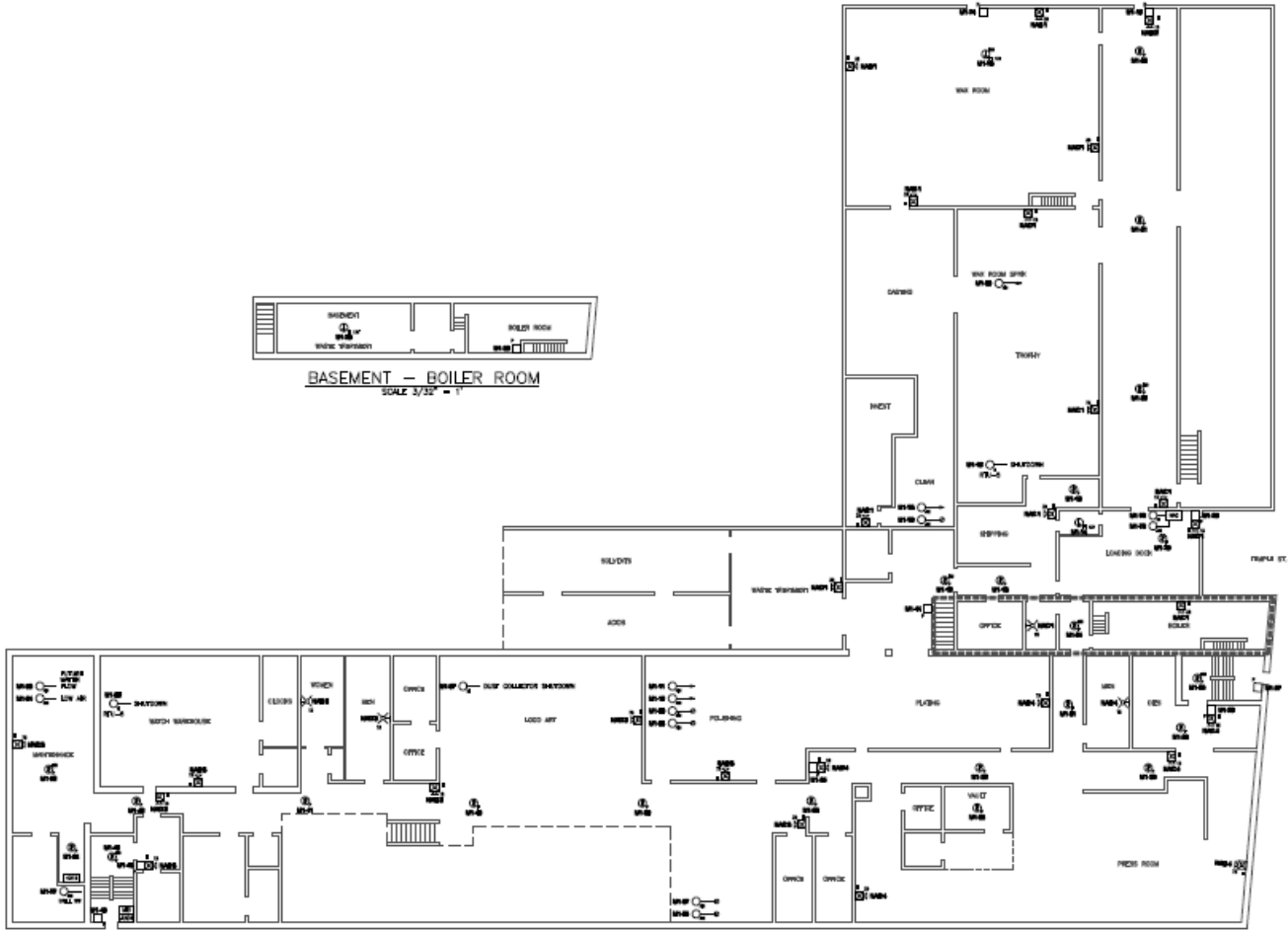
THE DISCOVERY GROUP, INC.

UNLOCKING OPPORTUNITIES
ONE INVESTMENT AT A TIME





BASEMENT — BOILER ROOM
SCALE 3/32" = 1"



1ST FLOOR MAIN
SCALE 3/32" = 1"

FOR MORE INFORMATION CONTACT:
Daniel Feiner and Joseph Mardo



THE DISCOVERY GROUP, INC.

UNLOCKING OPPORTUNITIES
ONE INVESTMENT AT A TIME

The information contained herein is for informational purposes only and no representations, warranties and/or guarantees are being made as to the current or future conditions of the above property. Current conditions must be independently confirmed. All information is subject to change and verification and no liability for errors or omissions is assumed.