

195 ANGELL STREET | PROVIDENCE, RI

OFFERING MEMORANDUM

195 Angell Street

FOR SALE



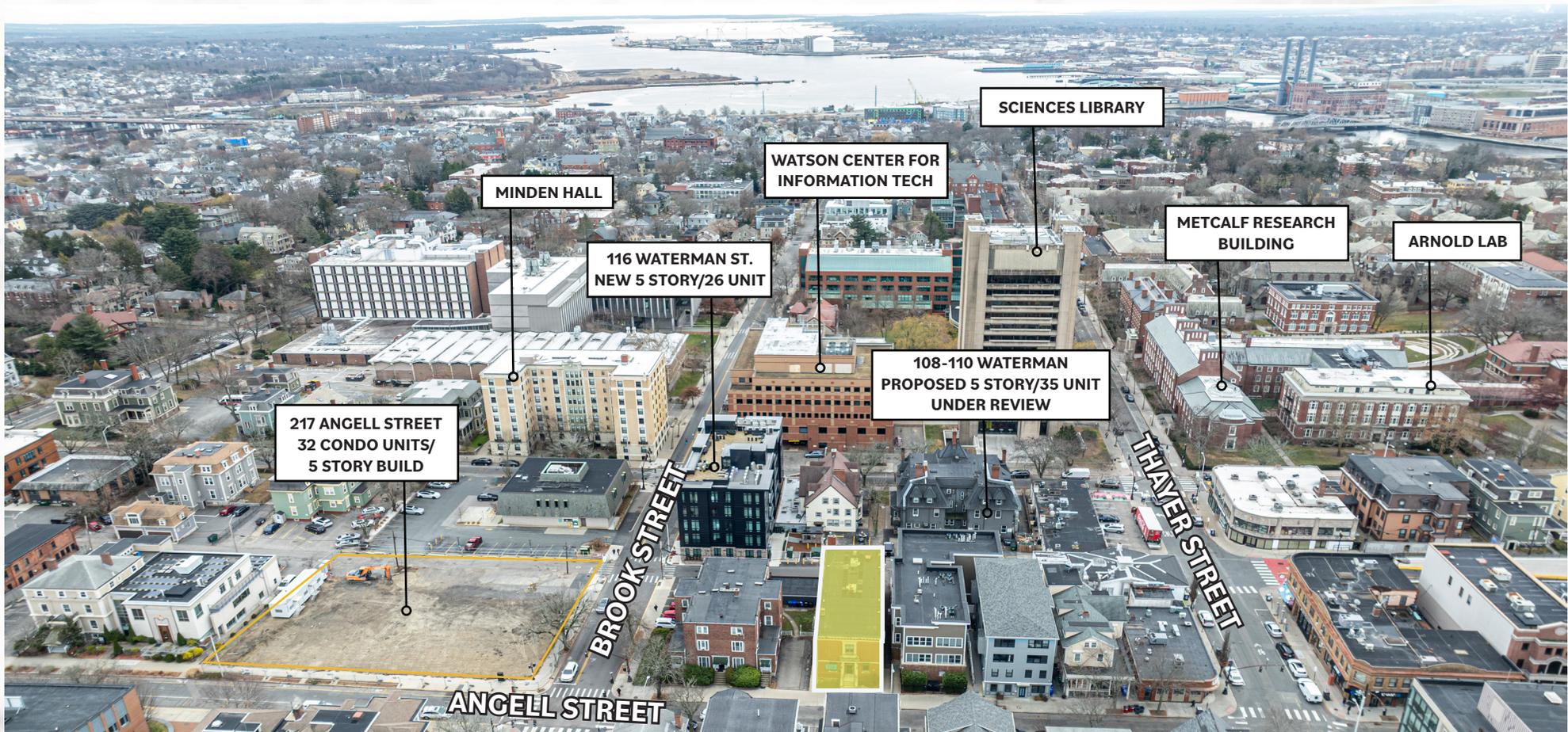
CBRE

PROPERTY DESCRIPTION

195 ANGELL STREET

CBRE is pleased to offer this 6,144 SF commercial building on 4,652 SF of land. This site is bounded by Angell Street to the north and Fones Alley to the south, situated between Brook Street to the east and Thayer Street to the west. The Property is zoned General Commercial District (C-2). Currently the Property supports administrative functions for Brown University (“Brown”). It is intended the sale of the Property will occur in Q4 2026 and the Property will be vacated at time of sale.

Any interested Purchaser shall use the Standardized Offer Form found on page 10 of this offering.



PROPERTY SPECIFICATIONS

PLAT 12 / LOT 177

195 ANGELL STREET SPECIFICATIONS

Address 195 Angell Street, Providence, RI

Land Area 4,652 SF (0.11 acres)

Year Built 1902

Building SF 6,144 (2 Stories)

Roof Flat tar & gravel

Walls Brick

Parking 2 Spaces

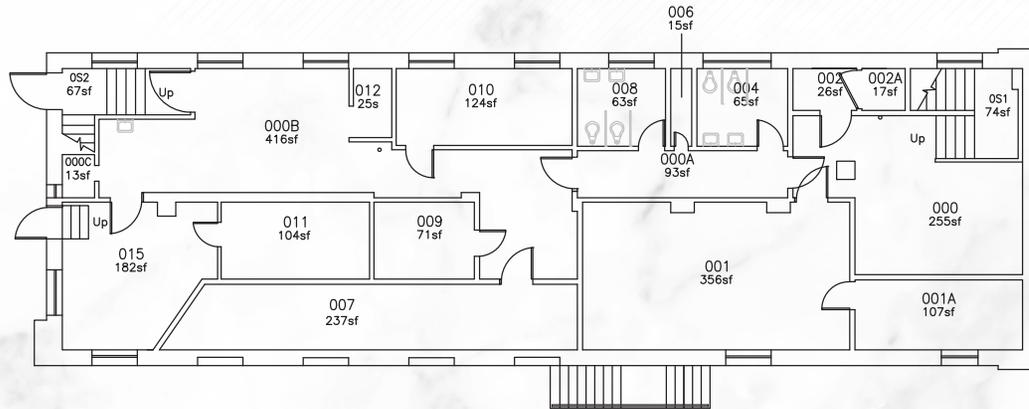
Zoning C-2

Water & Sewer Municipal

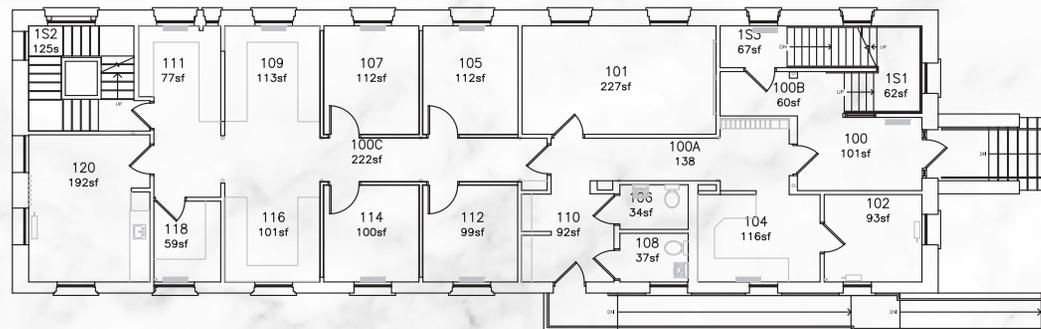


FLOOR PLANS

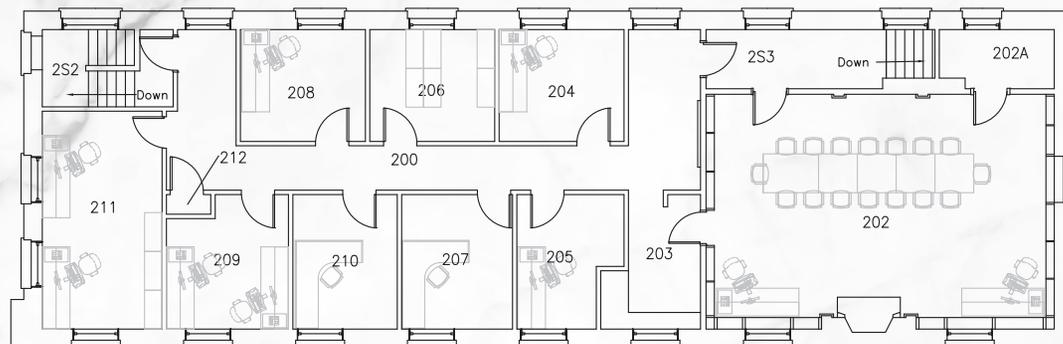
BASEMENT



1ST FLOOR



2ND FLOOR



INTERIORS



AREA MAP



195 ANGELL STREET



BANKS

- 55 234 Thayer St Chase Bank
- 67 212 Thayer St Santander Bank

RETAIL SHOPPING

- 6 297 Thayer St-2nd floor Impact Everything
- 7 297 Thayer St-1st floor Pleasant Surprise
- 10 290 Thayer St Sneaker Junkies
- 14 285 Thayer St Urban Outfitters
- 21 281 Thayer St-upper Dolo on Thayer
- 22 279 Thayer St Army-Navy Shop
- 26 272 Thayer St-lower level Berk's Shoes & Clothing
- 31 271 Thayer St-corner Coming Soon
- 35 220 Meeting St-lower level Spiritus Liquors
- 40 252 Thayer St Spectrum-India
- 45 257 Thayer St Francesca's
- 46 244 Thayer St Brown Bookstore
- 59 180 Angell St-2nd floor Kindl Connection
- 56 230 Thayer St The Smoke Shop (coming soon)
- 62 225 Thayer St Pie in the Sky
- 70 221 Thayer St Metro Mart

BUSINESS SERVICES

- 2 306 Thayer St United States Postal Service
- 32 236 Meeting St FedEx
- 68 102 Waterman St-2nd floor Allegra Marketing Print Mail

CAFE

- 3 300 Thayer St Blue State Coffee
- 47 244 Thayer St Blue State Coffee (in bookstore)
- 58 224 Thayer St-lower level VIVI Bubble Tea
- 60 231 Thayer St Ceremony
- 65 218 Thayer St Starbucks
- 74 110 Waterman St Kung Fu Tea

ENTERTAINMENT

- 38 260 Thayer St Avon Cinema
- 59 24 Thayer St-lower level Psychic Readings by Christina

FOOD

- 4 307 Thayer St Insomnia Cookies
- 8 161 Cushing St (behind CVS) Flatbread Company
- 11 288 Thayer St Mike's Calzones & Deli
- 12 288 Thayer St Bagel Gourmet Ole
- 15 284 Thayer St-1st floor Shaking Crab
- 16 278 Thayer St-1st floor East Side Pockets
- 19 283 Thayer St Sushi X-press
- 23 277 Thayer St Chinatown
- 25 273 Thayer St Baja Tex Mex
- 27 272 Thayer St-lower level Soban Korean Eatery
- 28 272 Thayer St-upper level Tropical Smoothie Cafe
- 33 235 Meeting St Providence Byblos
- 34 220 Meeting St-upper level Meeting Street Cafe
- 37 268 Thayer St Andrea's
- 39 256 Thayer St Antonios Pizza
- 41 269 Thayer St BGOOD
- 42 267 Thayer St-1st floor Caliente Mexican Grill
- 44 261 Thayer St Kabob and Curry
- 48 249 Thayer St Shake Shack
- 49 235 Thayer St Chipotle Mexican Grill
- 51 184 Angell St Den Den Korean Fried Chicken
- 52 183 Angell St Wow BBQ
- 53 165 Angell St-lower level Heng Thai & Rotisserie
- 57 224 Thayer St-upper level Ben and Jerry's
- 60 231 Thayer St Ceremony
- 61 220 Thayer St Baja's Tqueria
- 63 223 Thayer St by Chloe
- 64 82 Fones Alley La Creperie
- 65 218 Thayer St Starbucks
- 72 215 Thayer St Ganko Ittetsu Ramen-Providence
- 73 213 Thayer St Pokeworks
- 75 112 Waterman St Haru Xpress
- 76 114 Waterman St Subway

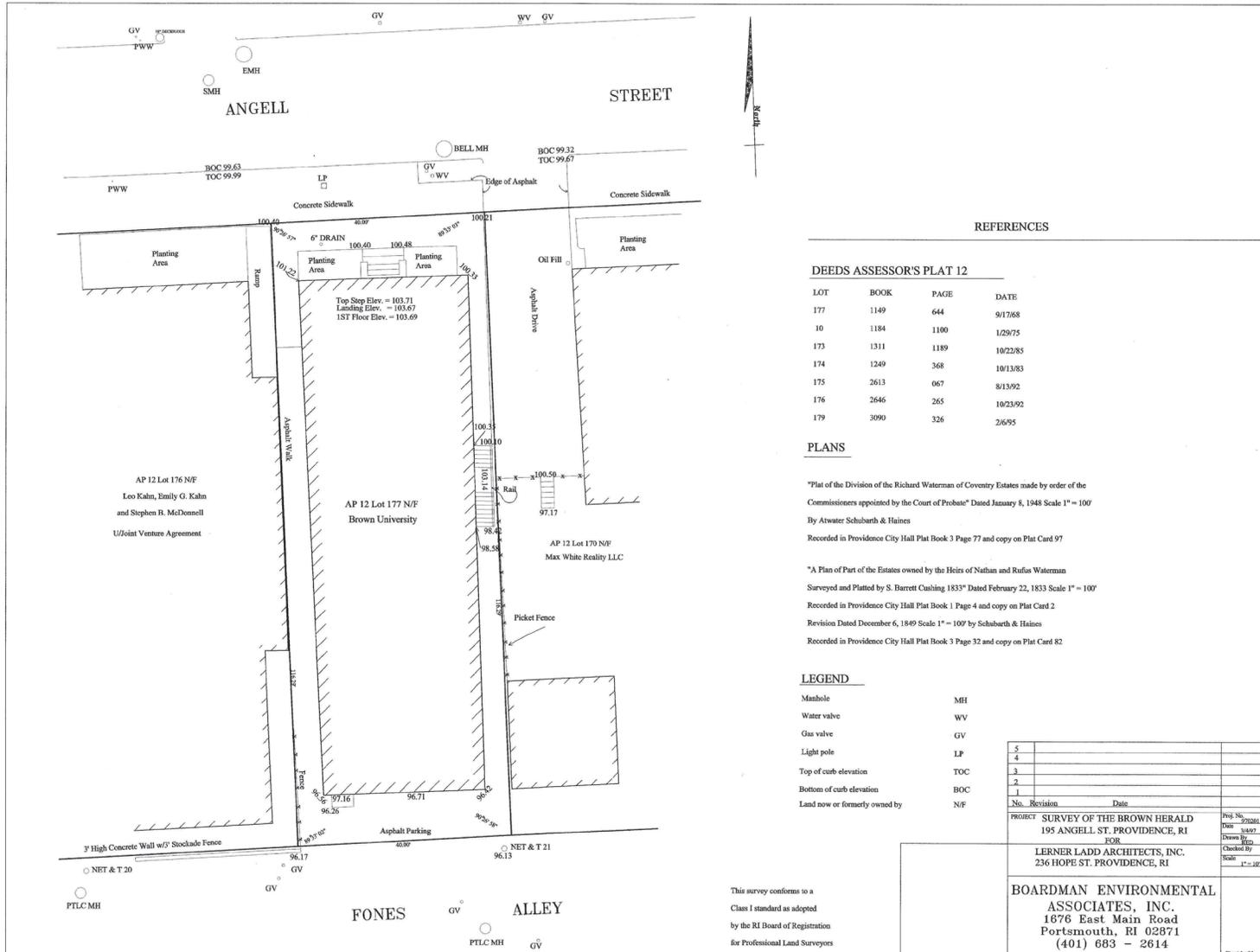
HEALTH & BEAUTY

- 1 308 Thayer St Salon Persia
- 5 297 Thayer St-2nd floor SuperCuts
- 9 291 Thayer St CVS
- 13 288 Thayer St CBD American
- 17 286 Thayer St-2nd floor Ritual Sweet Society
- 20 281 Thayer St-lower level Mighty Sharp Barber Shop
- 29 278 Thayer St-upper level Rev'd Indoor Cycling
- 43 267 Thayer St-2nd floor The Threading Place
- 69 102 Waterman St-2nd floor BARBERSHOP on College Hill

AERIAL MAP



SURVEY



REFERENCES

DEEDS ASSESSOR'S PLAT 12

LOT	BOOK	PAGE	DATE
177	1149	644	9/17/68
10	1184	1100	1/29/75
173	1311	1189	10/22/85
174	1249	368	10/13/83
175	2613	067	8/13/92
176	2646	265	10/23/92
179	3090	326	2/6/95

PLANS

"Plat of the Division of the Richard Waterman of Coventry Estates made by order of the Commissioners appointed by the Court of Probate" Dated January 8, 1948 Scale 1" = 100'
By Atwater Schubarth & Haines

Recorded in Providence City Hall Plat Book 3 Page 77 and copy on Plat Card 97

"A Plan of Part of the Estates owned by the Heirs of Nathan and Rufus Waterman Surveyed and Platted by S. Barrett Cushing 1833" Dated February 22, 1833 Scale 1" = 100'
Recorded in Providence City Hall Plat Book 1 Page 4 and copy on Plat Card 2

Revision Dated December 6, 1849 Scale 1" = 100' by Schubarth & Haines

Recorded in Providence City Hall Plat Book 3 Page 32 and copy on Plat Card 82

No.	Revision	Date
5		
4		
3		
2		
1		

PROJECT	SURVEY OF THE BROWN HERALD 195 ANGELL ST. PROVIDENCE, RI FOR	Proj. No. Title Date Drawn By Checked By Scale
	LERNER LADD ARCHITECTS, INC. 236 HOPE ST. PROVIDENCE, RI	11-19

BOARDMAN ENVIRONMENTAL ASSOCIATES, INC.
1876 East Main Road
Portsmouth, RI 02871
(401) 683 - 2614

Sheet 1 of 1

ASSESSOR'S CARD

Providence						
(Summary Data - may not be Complete Representation of Property)						
Parcel: 12-177 Account: 7167	Location: 195 ANGELL ST User Acct: 01201770000	Owner: Brown University LUC: 79 - School	Zoning: C-2			
Parcel Values						
Total: \$2,992,200	Land: \$1,118,400	Land Area: 4,652 SF	Building: \$1,873,800	Assessed: \$2,992,200		
Sales Information						
Book and Page	Instrument Type	Date	Price	Grantor		
Building Type: College/Univ Year Built: 1902 Grade: B Condition: AV Heat Fuel: Oil Heat Type: Forced Warm Air Air Conditioned: 0.00 Fireplaces: 0 Exterior Wall: Brick Bsmnt Garage: 0 Roof Cover: Tar & Gravel/Rubblt Units: # of Rooms: 0 # of Bedrooms: 0 Full Bath: 0 1/2 Baths: 0						
Yard Item(s)						
Description	Quantity	Size	Year	Condition	Quality	Value
Building Areas						
Area	Net Area		Finished Area			
Basement	3,072 SF		0 SF			
FBM Good	3,072 SF		0 SF			
Finished Upper Story	3,072 SF		3,072 SF			
First Floor	3,072 SF		3,072 SF			
Disclaimer: This information is for tax assessing purposes and is not warranted						
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>195 ANGELL</p> </div> <div style="width: 30%;"> <p>UnSketched Subareas: FBG (3072)</p> </div> <div style="width: 30%;"> </div> </div>						

TEMPLATE OFFER

COMMERCIAL REAL ESTATE SERVICES



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Senior Vice President
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Advisory & Transactions

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Spring 2026

Standardized Offer Form – 195 Angell Street

Dear Prospective Purchaser;

CBRE, Inc requests on behalf of *Brown University (the “Seller”)* that this Standardized Offer Form (the “*Form*”) be used as the basis for a non-binding letter of intent by *Prospective Purchaser (the “Buyer”)* outlining the terms for the purchase of 195 Angell Street located at Plat 12, Lot 177 in Providence, RI (the “*Property*”):

1. PURCHASE PRICE:	
2. DEPOSIT:	
3. DUE DILIGENCE PERIOD:	
4. PROPOSED USE / DEVELOPMENT (DENSITY):	
5. PERMITTING REQUIRED:	
6. EXPECTED PERMITTING TIMELINE:	
7. DEVELOPERS EXPERIENCE (GENERAL): Please include detailed summary of portfolio and qualifications of the principals.	
8. DEVELOPERS EXPERIENCE IN PROVIDENCE: Please include detailed summary of portfolio and qualifications of the principals.	
9. FINANCIAL QUALIFICATIONS/SOURCES OF FUNDS:	
11. MATERIAL INFORMATION THAT COULD IMPACT THE TRANSACTION:	

DISCLAIMER: This Form is not intended to be contractual in nature and only upon the proper execution and delivery of a fully completed, formal contract, approved by the Corporation of Brown University, will there then be any obligations, of any kind or nature, between the parties herein in connection with the referenced property.

195 Angell Street - Standardized Form

The review of any proposal shall also be contingent upon Buyer’s demonstration of its ability to close on similar transactions and should provide Brown with examples of recent real estate acquisitions and developments.

Please incorporate the answers to these terms in any submitted offer.

Please contact me if you have any questions.

Regards,

N. Andrew Galvin
Senior Vice President
CBRE, Inc.

cc: Joseph Sadak

195
ANGELL STREET

CONTACT US

ANDREW GALVIN

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CBRE