

**FLEX & OFFICE SPACE FOR LEASE**



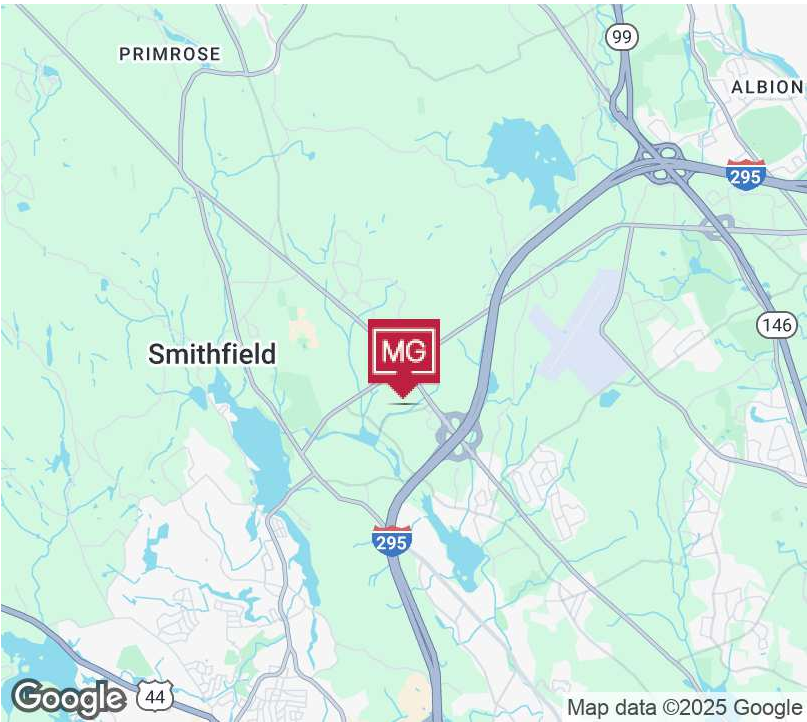
# 25 THURBER BLVD

Smithfield, RI 02917

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# EXECUTIVE SUMMARY



## LOCATION DESCRIPTION

25 Thurber Boulevard is located off of Douglas Pike (Route 7) in Smithfield, Rhode Island with immediate access (less than one mile) to I-295 North and South, as well as Routes 146 and 116 (George Washington Highway). The property is convenient for tenants to access locally, and from many other regional areas, including Providence, Boston, Worcester, Hartford and New York. In addition, ample amenities are located nearby, including the Lincoln Mall, numerous restaurants and financial institutions.

## OFFERING SUMMARY

Building Size:	31,025 SF
Lot Size:	2.94 Acres
Available SF:	3,000 - 6,120 SF

SPACES	LEASE RATE	SIZE (SF)	LEASE TYPE
Unit 1 (Flex)	\$11.75 SF/yr	6,120	NNN
Unit 6 (Office)	\$11.75 SF/yr	3,000	NNN

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## PROPERTY DESCRIPTION

25 Thurber Boulevard is a 31,025 SF multi-tenant flex building situated on 2.94 acres. 6,120 SF of flex space (Unit 1) is available, with flexibility related to the layout of office vs. warehouse space for a future tenant, and the ability to install a back loading door. This is an ideal opportunity for a tenant seeking flexible space with a balance of corporate office space and warehouse/storage functionality. There is also 3,000 SF of upper level office space (Unit 6) available with a kitchenette area, reception area, and a good mix of open work space and private offices.

## PROPERTY HIGHLIGHTS

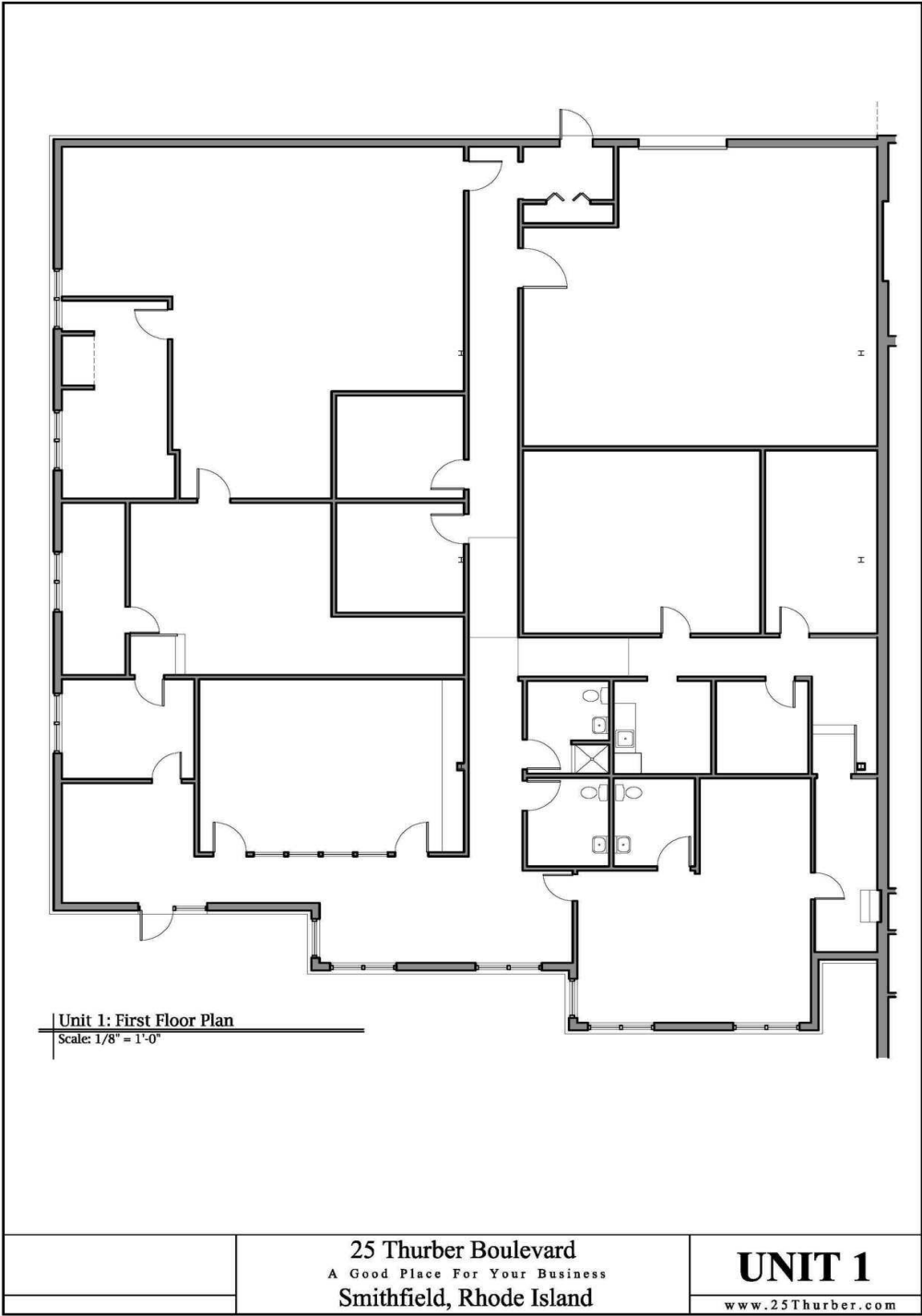
- Unit 1 - 6,120 SF Flex Space
- Unit 6 - 3,000 SF of Office Space
- Ample On-Site Parking
- Off Route 7
- Easy Access to I-295

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# FLOOR PLAN - UNIT 1

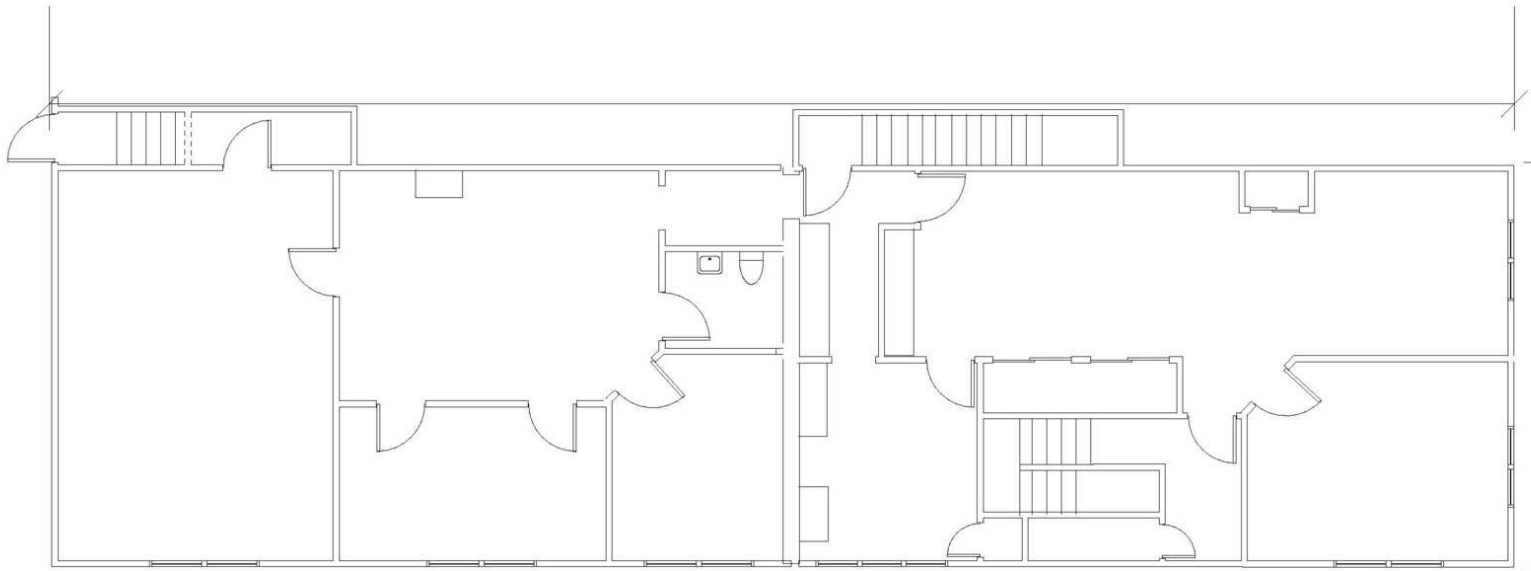


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# FLOOR PLAN - UNIT 6



UNIT 6

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