

# NOW LEASING

DOWNTOWN  
PROVIDENCE, RI





## 200 WASHINGTON 683 SF

A beautiful space, unique in its small footprint, but not lacking in design or function. Designed by the owners of Alforno Restaurant, this small gem is turn-key, ready for a new restaurant and/or bar to showcase their craft. A fully built and outfitted front of house bar allows for 18 seats. Additional storage and refrigeration are located in the basement along with a staff bathroom and office. Some equipment for sale by former owner. Directly across from Trinity Rep Theater. Couldn't find a better location with built in foot traffic and high visibility. The Albert Harkness Estate Building (ca. 1906): Martin and Hall architects. 4-story stone and brick building is a typical turn of the century commercial building in downtown Providence, a well proportioned and well detailed example of period architecture that adds to the visual quality of the Washington streetscape. The ground floor is home to three commercial restaurant spaces and the upper floors house Brown University's consortium with Trinity Rep on the 2nd and 3rd floors and Cornish Associates office on the 4th floor. Currently available. Rent rate available upon request.

## THE HARKNESS BUILDING

The Albert Harkness Estate Building (ca. 1906): Martin and Hall architects. 4-story stone and brick building is a typical turn of the century commercial building in downtown Providence, a well proportioned and well detailed example of period architecture that adds to the visual quality of the Washington streetscape. The ground floor is home to three commercial restaurant spaces and the upper floors house Brown University's consortium with Trinity Rep on the 2nd and 3rd floors and Cornish Associates office on the 4th floor



# 200 WASHINGTON

- Use: Food / beverage
- Existing bar, kitchen and bathroom
- Kitchen equipment available for purchase
- Basement storage, office and bathroom
- Strong so-tenancy
- Proximity to theaters
- Access to public transit and parking
- Rentable Building Area: 151,502 SF
- Year Built: 1900
- Walk Score<sup>®</sup>: 87 (Very Walkable)
- Transit Score<sup>®</sup>: 76 (Excellent Transit)
- Rental rate available upon request



## LEASING INQUIRES

Joanna Levitt

401.837.3466

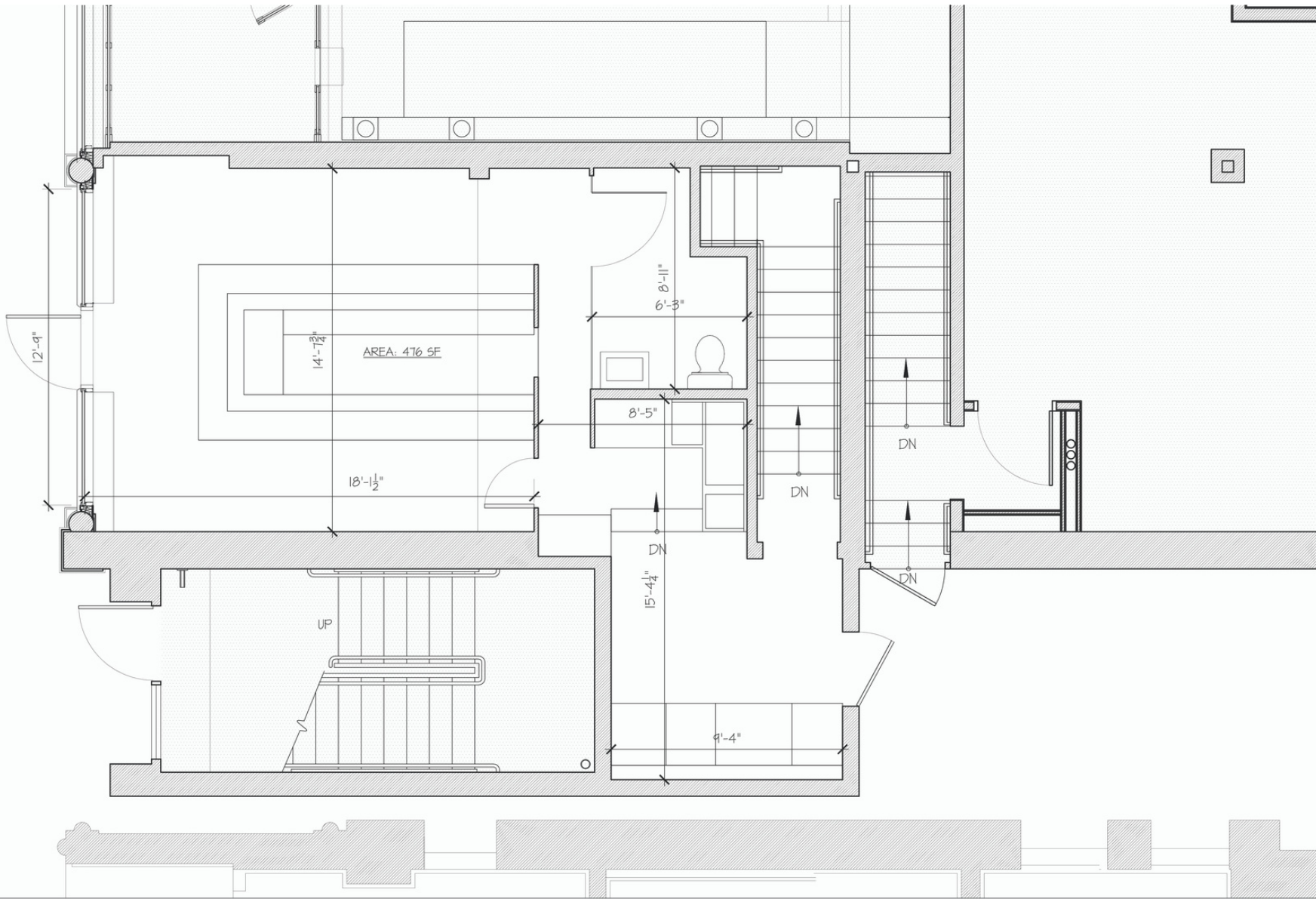
joanna@cornishlp.com

cornishlpcommercial.com



# GROUND FLOOR

476 SF



Cornish Associates  
46 Aborn Street, Providence, RI

SCALE: 1"=4'-0"

FILE: AX01.DWG

DRAWN: SR

JOB NO.: 2021

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Harkness Building: Tenant Space 01  
200 Washington Street

First Floor Leasing Plan

ISSUED FOR: Leasing Plan

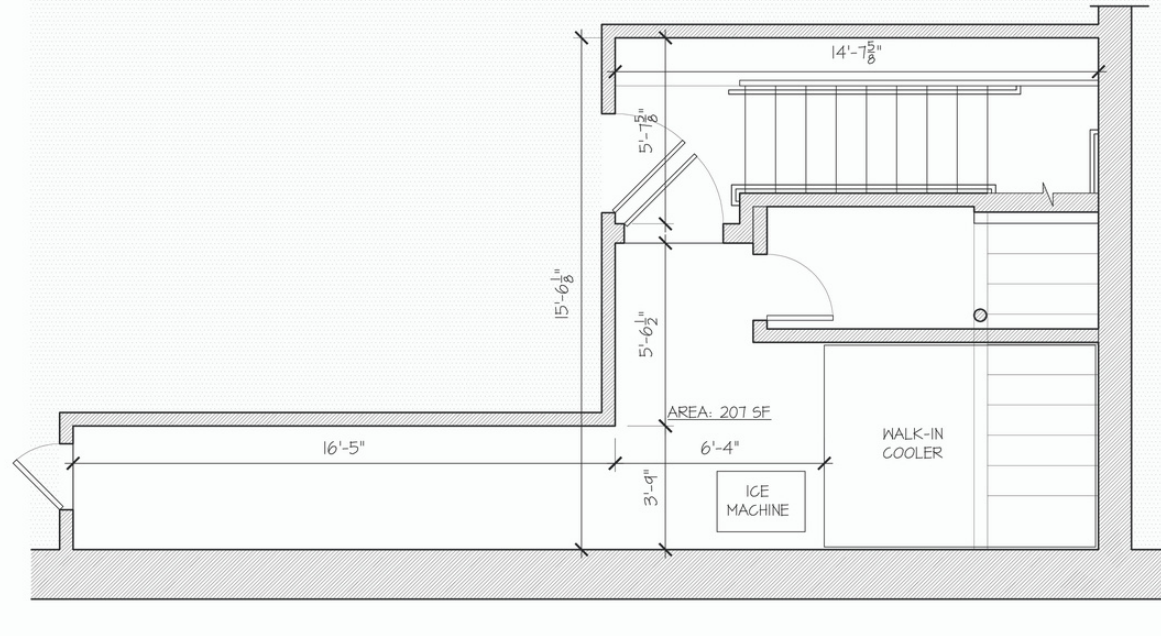
DATE ISSUED: 10/01/2020

REVISION DATE: -

# A201

# BASEMENT

207 SF



Cornish Associates  
46 Aborn Street, Providence, RI

SCALE: 1"=4'-0"

FILE: AX01.DWG

DRAWN: SR

JOB NO.: 2021

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Harkness Building: Tenant Space 01  
200 Washington Street

Basement Leasing Plan

ISSUED FOR: Leasing Plan

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**A200**