



**Class 'A' Office  
Condo  
Suite 306 / 1,442 SF**

**1300 Division Road  
West Warwick, RI**

# THE GARDENS

Best-in-class commercial office condominium complex, 1300 Division Road, West Warwick, is located at the intersection of Routes I-95, 4 & 2 on the West Warwick - East Greenwich town line. This Property offers newly renovated / plug-and-play suite, easy highway access, strong visibility and professional property management.

Impressive, high-quality improvements, move-in ready condo is available for lease.

**1,442 SF Turnkey Office Space**

**Lease Rate: \$24.50/SF, net electric**

**Matt Fair**  
+1 401 273 2053  
mfair@hayessherry.com



**HAYES & SHERRY**



# MAIN ENTRY



# RECEPTION





# OFFICE SUITES



# OFFICE



## KITCHENETTE



## CONFERENCE ROOM

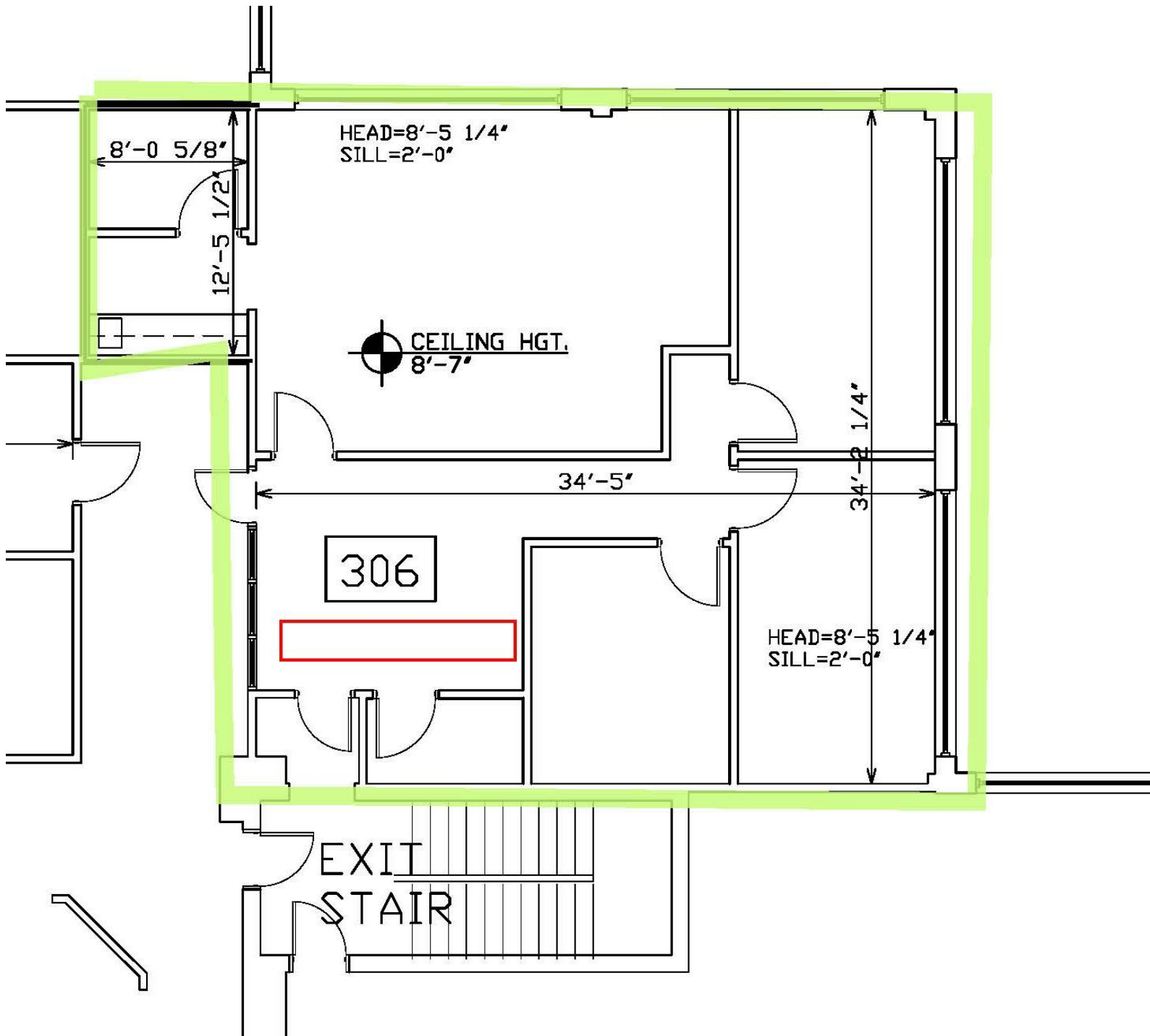




# FLOOR PLAN

1,442 SF

SUITE 306



# NOTABLE AREA AMENITIES

**1** 1300 Division Road

**2** East Greenwich Square  
*Dave's Market, Panera, Massage  
Envy, Healthtrax Fitness...*

**3** CVS

**4** New England Institute  
of Technology

**5** Greenwich Medical Center &  
Office Park

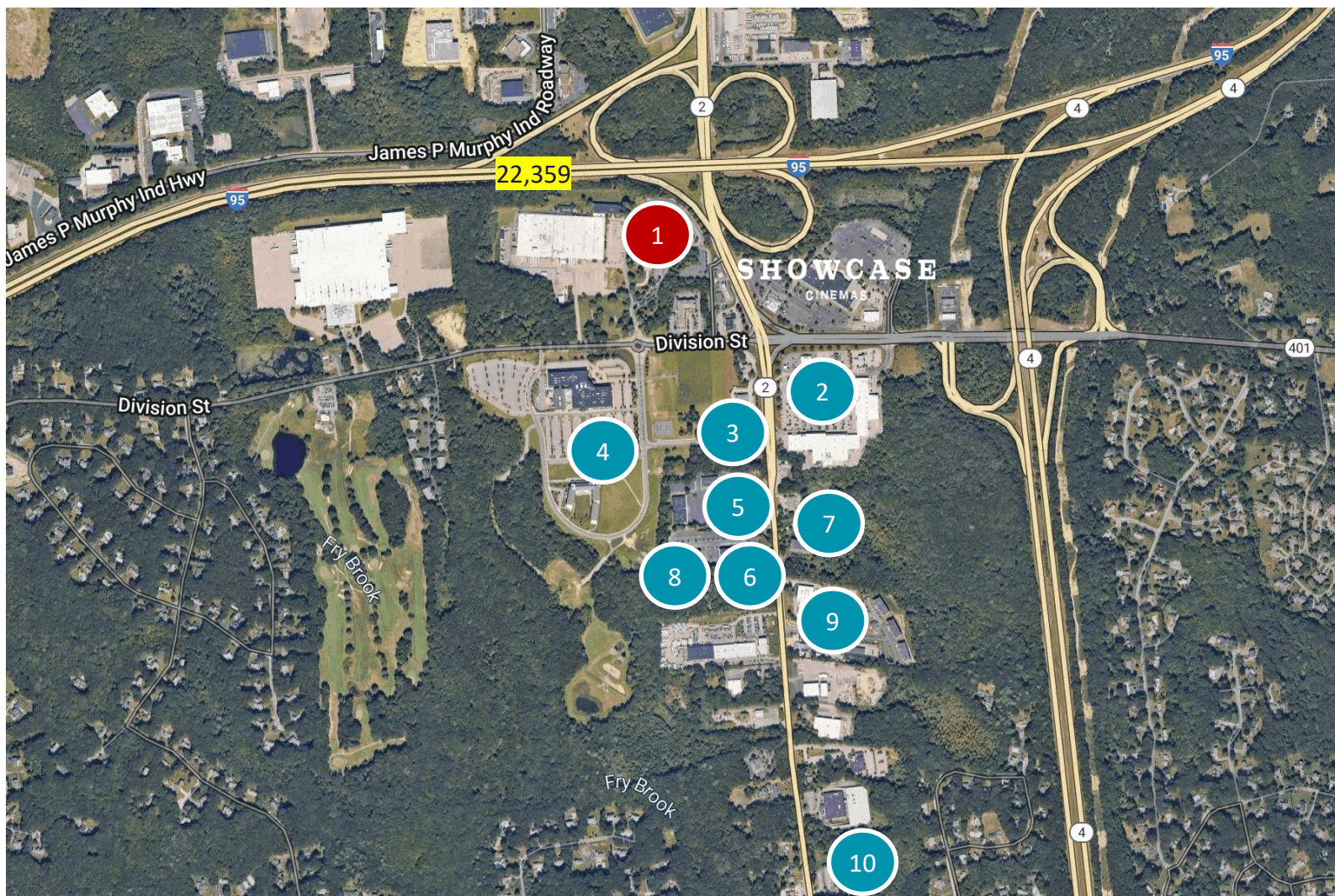
**6** Brown Medical Group  
Obstetrics & Gynecology

**7** University Oral &  
Maxillofacial Surgery

**8** Care New England  
Medical Group

**9** Brown Health  
Cardiovascular Institute

**10** Dermatology  
Professionals





# BUILDING HIGHLIGHTS

**1,442 sf**

AVAILABLE

**60,000 sf**

BUILDING SIZE

**4.7/1,000**

PARKING RATIO

## DRIVE TIMES

**19 mins.**

PROVIDENCE

**28 mins.**

NEWPORT

**9 mins.**

T.F. GREEN  
INTERNATIONAL

**7 mins.**

EAST  
GREENWICH

## DEMOGRAPHICS (5 miles)

**117,143**

POPULATION

**\$123,495**

AVERAGE HOUSEHOLD  
INCOME

**53,753**

DAYTIME POPULATION

**43**

MEDIAN AGE

**53,735**

HOUSING UNITS

**5,749**

BUSINESSES



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