



100

WESTMINSTER
DOWNTOWN PROVIDENCE

 **PAOLINO**
PROPERTIES
MANAGEMENT, INVESTMENT, REAL ESTATE

401.274.6611

100West@paolinoproperties.com



OVERVIEW

Located in the center of downtown Providence and its financial district, 100 Westminister will elevate your corporate image and convey your success in every way.

This 400,000 SF signature 20-story building features 19 floors of Class A office space with retail on the ground floor. The rose-colored granite and tinted reflecting glass combine to create an architecturally distinct building that exhibits an aura of richness, quality and prestige. From its 43-foot Galleria of brass, marble, glass and granite to its distinctive Palladium windows, 100 Westminister is the finest choice for your company.

Major tenants include Bank of America; Hinckley Allen; Providence Equity Partners; Wells Fargo; Webster Bank; AON Risk Services; Nautic Partners and e-Money.

Centrally located within walking distance of the Federal Court House, State House, Providence City Hall, U.S. Post Office, Providence Place Mall, the Rhode Island Convention Center, and The Dunkin' Donuts Center.

Close to transportation hubs: Amtrak, RI Public Transit buses and trolleys, commuter rail service, interstate buses and taxis. T.F. Green Airport is only 15 minutes south.

Integrated parking garage with interior access to the elevator core.

Immediate access to major roads, including interstates 95 and 195.

Close to Brown University, Rhode Island School of Design and Johnson & Wales University.

Highly rated hotels, restaurants, theaters, museums and shopping nearby.

A short walking distance from hundreds of new apartments and condominiums.

First floor retail space includes Brewed Awakenings, multiple banking centers, hotel and other planned restaurant and service businesses.

BUILDING IMPROVEMENTS

- Full lobby renovation
- Security card access throughout building
- Modernized elevators with remodeled cabs, information screens, and new port destination technology
- Fitness Center, complete with state-of-the-art fitness equipment and three full restrooms with showers
- Temperature scanning with Seek Scan technology
- Sanitizing stations through building

SPECIFICATIONS

Year Built	1984
Size	400,000± RSF
Floors	19 Class A office space, ground floor retail
Floor Plate	Over 22,000± RSF
Parking Garage	120 spaces
Elevators	Eight high-speed passenger elevators One freight elevator
Fire Protection	Fully sprinklered, including garage; Includes smoke evacuation system
Security	24/7 on-site personnel; Card access; Cameras
HVAC	Delivered through VAV boxes on each floor; Condenser water available 24/7 for supplemental cooling
Telecom	Telephone and data closets on each floor
Emergency Power	Generator provides emergency lighting
ADA	Accessible and compliant
Management	Full-time, on-site property management team and onsite local Landlord



VIEWES NORTH TO THE STATE HOUSE



VIEWES EAST TO COLLEGE HILL



CUSTOMIZED FLOOR PLAN AVAILABLE

16TH FLOOR—SUITE 1610

With sweeping views of the State House, Waterplace Park and College Hill, this suite creates a signature office environment. The space occupies the eastern half of the high-level floor with large windows bringing natural light in from three sides.

This office will provide a premier workspace for professional tenants including accountants, lawyers, government agencies, media companies, financial services, banks, private equity, hedge funds and corporate users.

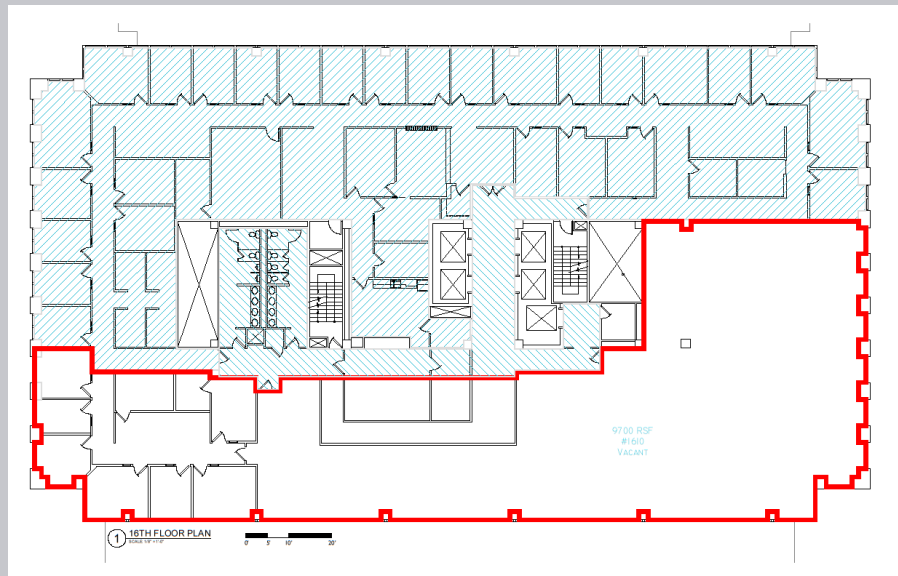
Quickly head down the elevator to access onsite café/bistro, tenant fitness center, banking centers and our underground parking. Your guests will be able to stay in the attached hotel with dining and bar options available.

Plus, you will be within walking distance of the Federal Court House, State House, Providence City Hall, U.S. Post Office, Providence Place Mall, the Rhode Island Convention Center, The Dunkin Donuts Center and Amtrak's Union Station. A short drive to major roads, including interstates 95 and 195.

SPECIFICATIONS

Unit	1610
Floor	16th
RSF	9,700± SF
Rate	Withheld
Lease Type	Modified Gross
Term	Negotiable
Build Out	Partial Buildout Included
Utilities	Tenant pays Electric
HVAC	Controlled within the unit
Telecom	Cox Communications or Verizon
Parking	Available for an additional fee
ADA	Compliant
Occupancy	Vacant, Available upon Fit Out Completion

FLOOR PLAN





PAOLINO PROPERTIES

From its founding in 1900, Paolino Properties has embraced a mission that combines a reverence for tradition with progressive practices and policies. It's a mission that has withstood the test of time in serving our clients, expanding our portfolio, and setting the standard for commitment, reliability and operational excellence. Paolino Properties is a fourth-generation family-owned and operated real estate investment, development, and management company. As one of the largest family-owned commercial real estate companies in the state of Rhode Island, Paolino Properties manages more than forty properties at a total of nearly three million square feet.

Led by Managing Partner Joseph R. Paolino, Jr. and Partner/Owner Donna Paolino, our highly trained staff of 50 hard-working men and women offer our clients an exceptional attention to detail that drives our success. Providing convenient locations and attractive, well-maintained properties is the cornerstone of our company. With a diverse portfolio of retail, commercial, residential, and hospitality properties, the company has experience in partnering with a wide-ranging client base to ensure their success in Providence and beyond. We currently own and manage prestigious Class A office space, Class B commercial properties, retail shopping centers, high-end residential developments, a world-class marina in Newport, and more than 1,000 parking spaces within the city of Providence. Paolino Properties owns and manages the prestigious property of 100 Westminster Street in the heart of downtown Providence, where the company is currently headquartered.

FOR MORE INFORMATION

To learn more about this space or other opportunities in our portfolio, please contact:

Michael L. Friedman
Director of Sales & Leasing
m.friedman@paolinoproperties.com
(O) 401-461-6611 x239
(M) 401-529-6400

Joseph R. Paolino, Jr.
Managing Partner
j.paolino@paolinoproperties.com
(O) 401-461-6611