

# 291 Promenade Street

The Foundry Campus, Providence, RI 02908



**29,600 SF Free Standing Building  
Office / Life Sciences**









# Building Specs: 291 Promenade Street, Providence RI

Suited for Office / Life Sciences

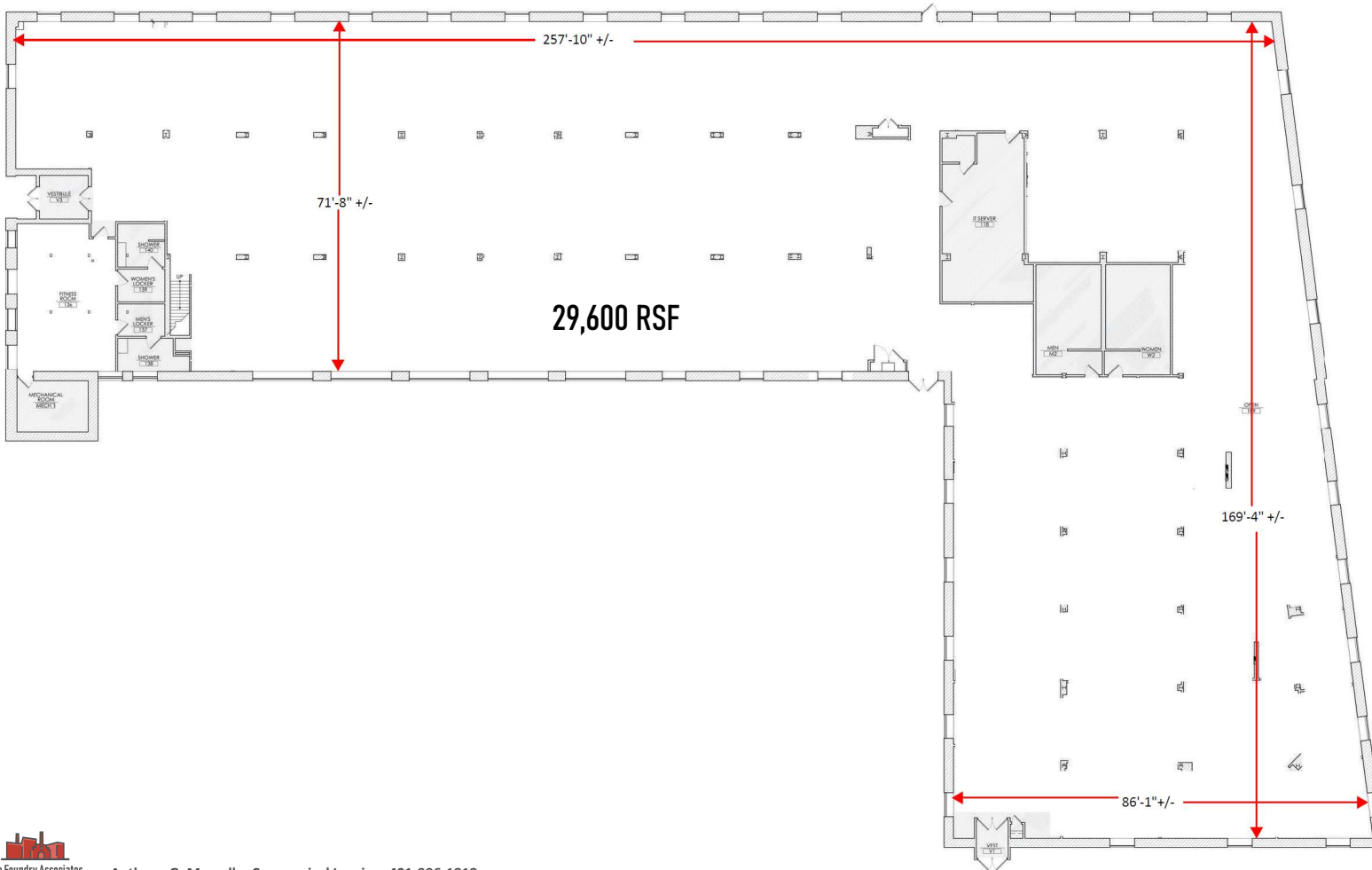
- 29,600 SF including 1,098 SF mezzanine
- Single level, raw condition
- Brand-new 10' X 12' operable windows
- 8" thick concrete slab on grade throughout
- 16' ceiling height
- Electric: National Grid, 600 amps at 208 volt 3 phase (additional power possible)
- Gas: National Grid
- Sewer: Narragansett Bay Commission (NBC)
- Fire: Municipality connected fire alarm system
- HVAC: Gas fired rooftop units
- Potential generator access on grade or roof
- Telecom (Fiber): Version, Cox, Crown Castle
- 3/1000 parking included in rent (89 spaces), more available
- Walking distance to train, downtown, and Providence Place Mall, Very walkable (Walk Score, 81)
- Easy access to I-95, I-195, Route 6 & 10 and 146
- Renovated historic mill with exposed natural brick & over-sized historic replica-style windows (Campus on National Registry of Historic Places)
- Views and access to Woonasquatucket River and river walkway
- Multiple green spaces, private "Gantry Gardens" w/ gas fire-pit & waterfall
- Onsite "Nero's Foundry Cafe"





# 291 Promenade Street: Current Floor Plan

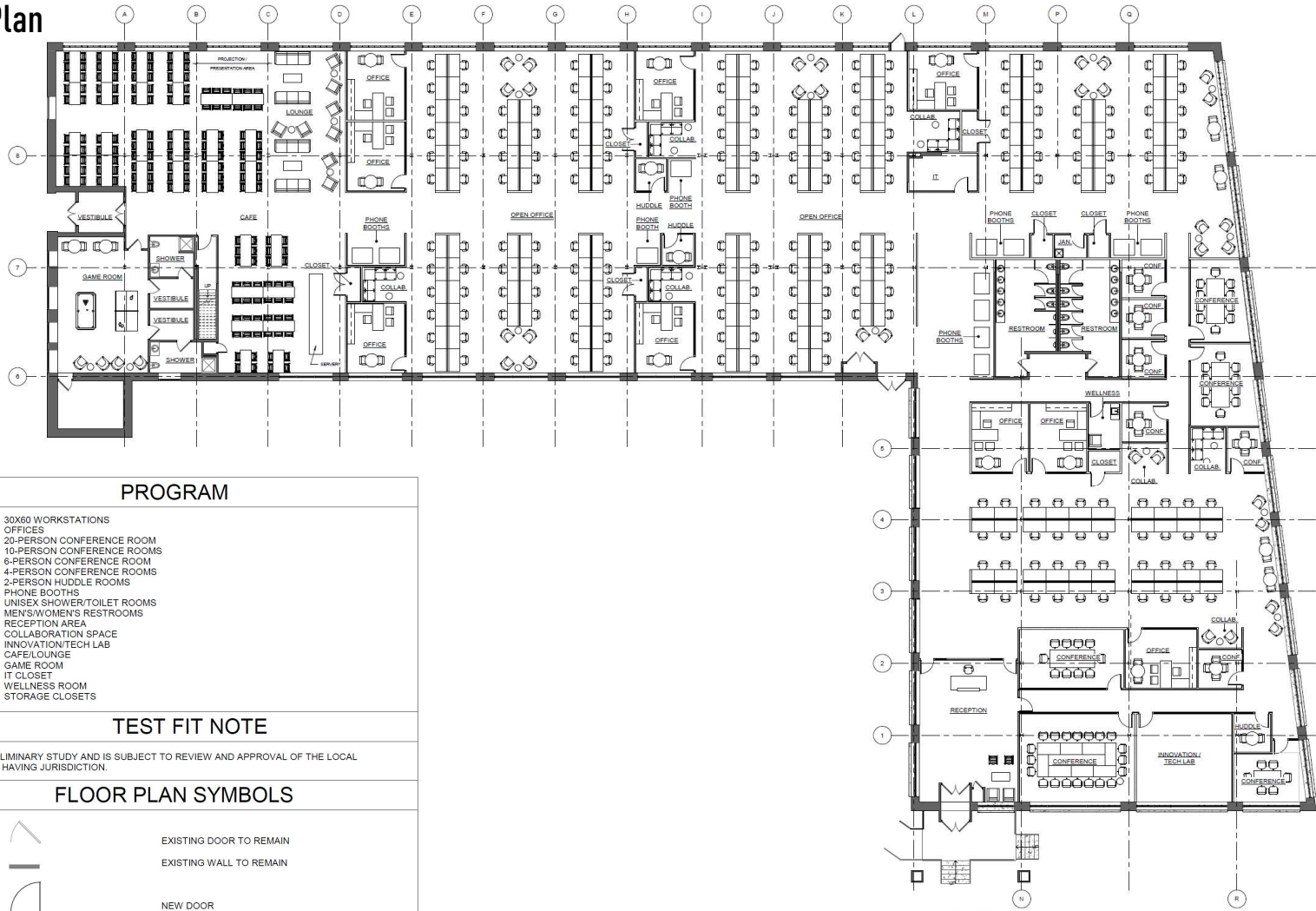
The Foundry Campus, Providence, RI 02908



Anthony G. Marcello, Commerical Leasing: 401-996-1818

# Potential Space Plan

## STANDARD OFFICE



### PROGRAM

- (200) 30X60 WORKSTATIONS
- (9) OFFICES
- (1) 20-PERSON CONFERENCE ROOM
- (3) 10-PERSON CONFERENCE ROOMS
- (1) 6-PERSON CONFERENCE ROOM
- (6) 4-PERSON CONFERENCE ROOMS
- (3) 2-PERSON Huddle ROOMS
- (12) PHONE BOOTHS
- (2) UNISEX SHOWER/TOILET ROOMS
- MEN'S/WOMEN'S RESTROOMS
- RECEPTION AREA
- COLLABORATION SPACE
- INNOVATION/TECH LAB
- CAFE/LOUNGE
- GAME ROOM
- IT CLOSET
- WELLNESS ROOM
- STORAGE CLOSETS

### TEST FIT NOTE

THIS IS A PRELIMINARY STUDY AND IS SUBJECT TO REVIEW AND APPROVAL OF THE LOCAL AUTHORITIES HAVING JURISDICTION.

### FLOOR PLAN SYMBOLS

- EXISTING DOOR TO REMAIN
- EXISTING WALL TO REMAIN
- NEW DOOR
- NEW WALL CONSTRUCTION

TEST FIT PLAN  
138' x 110'



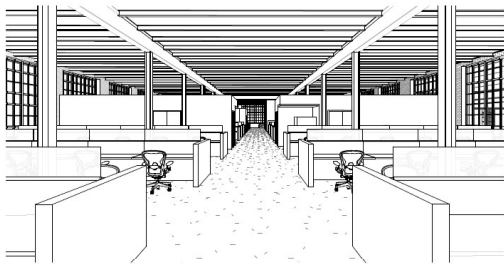
The Foundry Associates

THE FOUNDRY - 291 PROMENADE

VISION ARCHITECTS

# Potential Space Plan

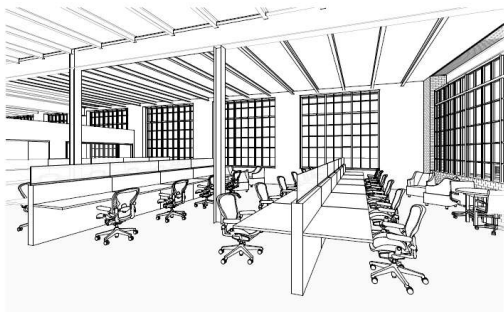
## STANDARD OFFICE



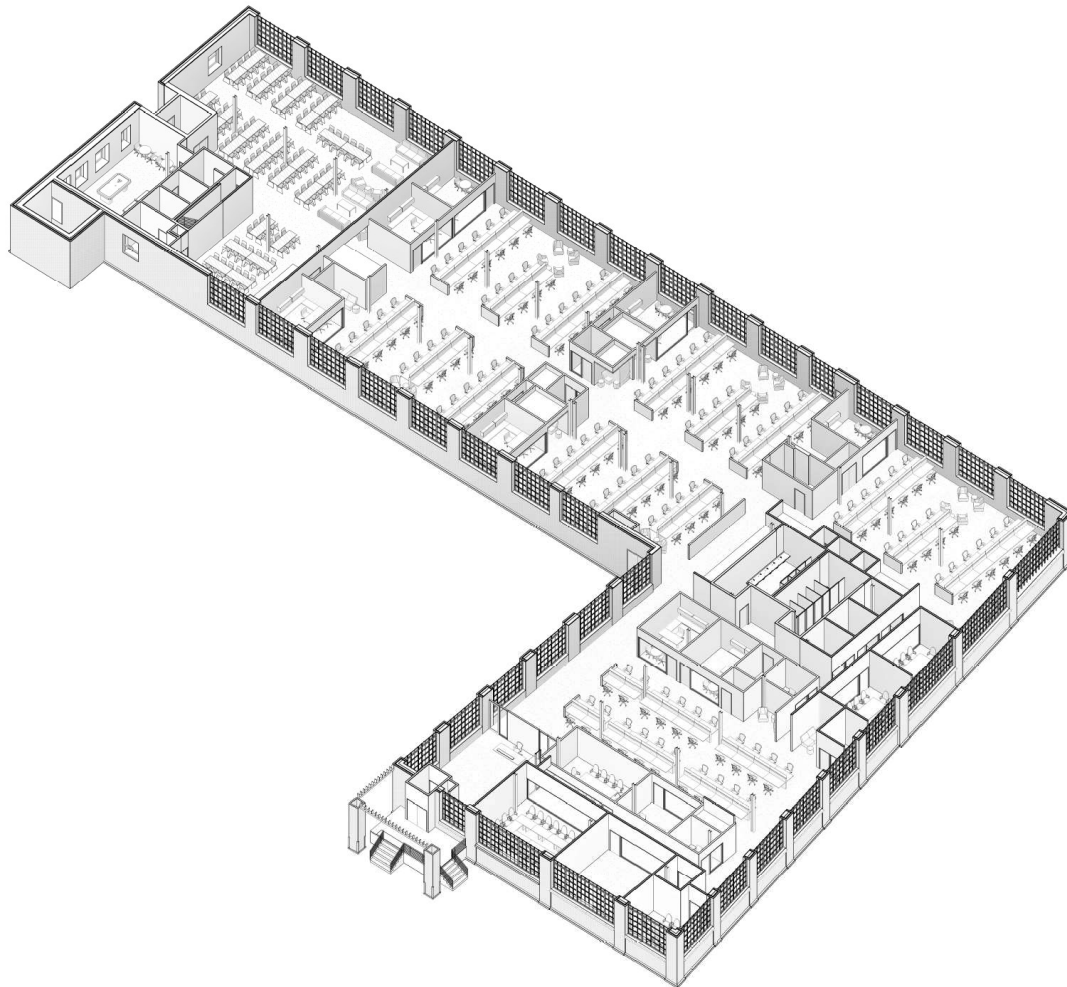
2 INTERIOR PERSPECTIVE - OPEN OFFICE



3 INTERIOR PERSPECTIVE - OFFICE AND COLLABORATION BAR



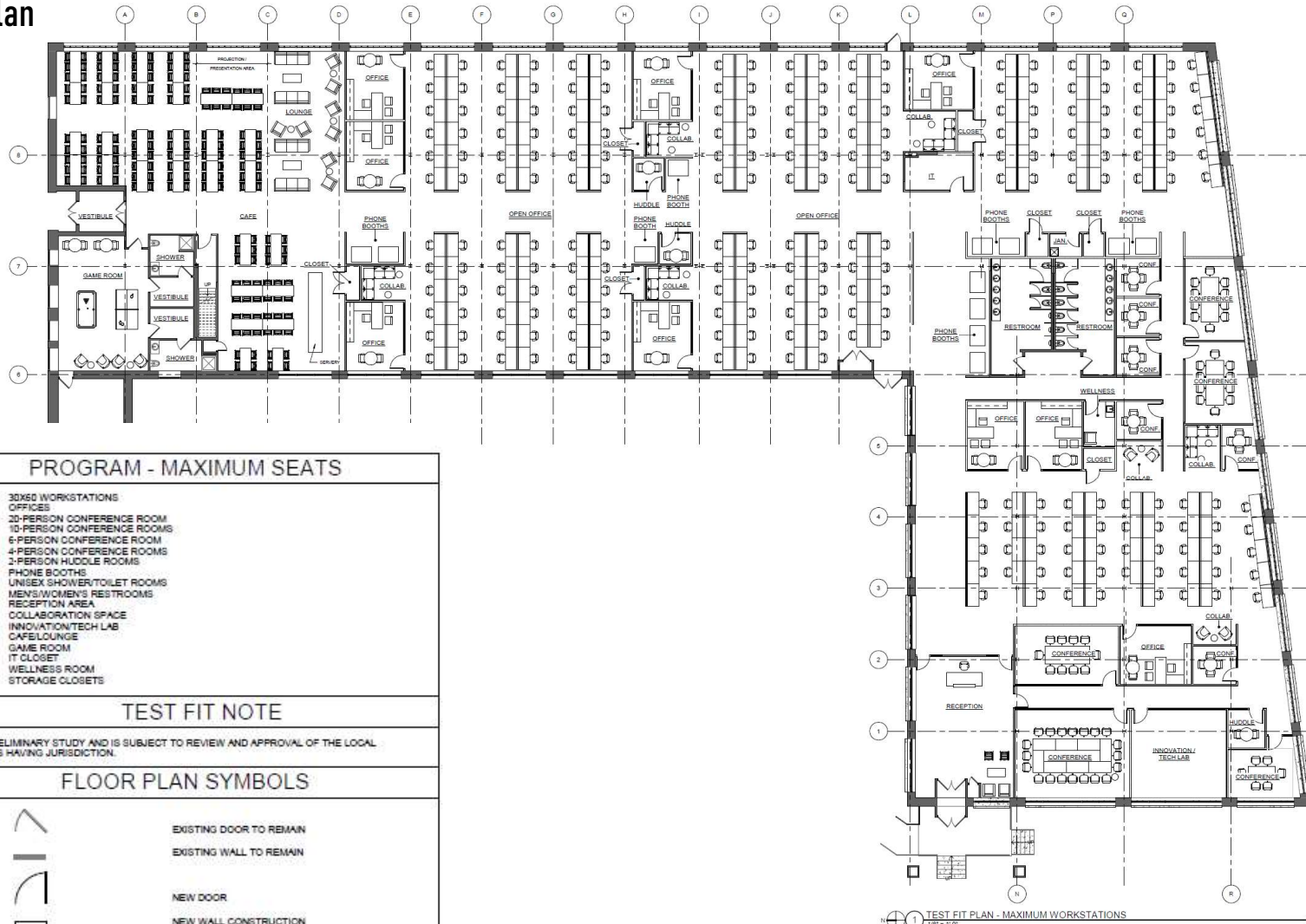
4 INTERIOR PERSPECTIVE - OPEN OFFICE



1 AXONOMETRIC VIEW

# Potential Space Plan

## STANDARD OFFICE



PROGRAM - MAXIMUM SEATS	
(232)	30x60 WORKSTATIONS
(9)	OFFICES
(1)	20-PERSON CONFERENCE ROOM
(3)	10-PERSON CONFERENCE ROOMS
(1)	6-PERSON CONFERENCE ROOM
(6)	4-PERSON CONFERENCE ROOMS
(3)	2-PERSON Huddle ROOMS
(12)	PHONE BOOTHS
(2)	UNISEX SHOWER/TOILET ROOMS
	MEN'S/WOMEN'S RESTROOMS
	RECEPTION AREA
	COLLABORATION SPACE
	INNOVATION/TECH LAB
	CAFE/LOUNGE
	GAME ROOM
	IT CLOSET
	WELLNESS ROOM
	STORAGE CLOSETS

TEST FIT NOTE	
THIS IS A PRELIMINARY STUDY AND IS SUBJECT TO REVIEW AND APPROVAL OF THE LOCAL AUTHORITIES HAVING JURISDICTION.	

FLOOR PLAN SYMBOLS	
	EXISTING DOOR TO REMAIN
	EXISTING WALL TO REMAIN
	NEW DOOR
	NEW WALL CONSTRUCTION

TEST FIT PLAN - MAXIMUM WORKSTATIONS  
1/8" = 1'-0"



# Potential Space Plan

## LIFE SCIENCES VI



THE FOUNDRY - 291 PROMENADE - LIFE SCIENCES TENANT

VISION ARCHITECTS

# Potential Space Plan

## LIFE SCIENCES V2



TEST FIT NOTE	
THIS IS A PRELIMINARY STUDY AND IS SUBJECT TO REVISION AND APPROVAL OF THE LOCAL AUTHORIZED WORKING JURISDICTION.	
FLOOR PLAN SYMBOLS	
	EXISTING DOOR TO REMAIN
	NEW DOOR
	NEW WALL CONSTRUCTION

TEST FIT PLAN  
1/8" = 1'-0"



The Foundry Associates





# About Us



Private real estate investment firm specializing in the acquisition, development, and management of renovated historic mill space in the Providence, RI area.



Once the historic Brown & Sharpe Manufacturing Company, the campus offers 26-acres and 13 buildings including 500,000 RSF of commercial office space and 500,000 RSF of Luxury Apartments (Apartments managed by Bozzuto) which have been meticulously restored and are listed on The National Register of Historic Places.



A historic landmark has been reimagined from a working locomotive manufacturing mill to contemporary office space. This 13-acre office park of approximately 200,000 RSF was once home to locomotive manufacturing.