



HAYES & SHERRY

Medical Suite Available

± 2,430 SF AVAILABLE / FOR LEASE



118 Dudley Street

Providence, Rhode Island

BROKERS:

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HAYESSHERRY.COM



CUSHMAN &
WAKEFIELD

HAYES & SHERRY

118 Dudley Street, Providence, RI

LOCATION

Located at **118 Dudley Street** in Providence, Rhode Island, this medical property offers an exceptional location within the city's established healthcare corridor. Just minutes from Rhode Island Hospital, Hasbro Children's Hospital, and The Miriam Hospital, the property is surrounded by a dense concentration of hospitals, physician practices, specialty care providers, and medical support services. Its central location provides excellent access to Interstate 95, Route 6, and downtown Providence, while nearby restaurants, retail, public transit, and neighborhood amenities offer added convenience for patients, physicians, and staff.

ASKING RATE

Lease: \$22.00/SF NNN

PROPERTY FEATURES

- ± 2,430 SF Medical Suite (Unit 23)
- Located within an established medical outpatient building
- Year Built: 1982
- Ample free parking
- Walk to the Providence Hospital campus
- Surrounded by a strong network of healthcare providers
- Excellent access to I-95, Route 6, and downtown Providence

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	34,412	123,635	241,182
Avg. HH \$	\$57,538	\$73,102	\$80,040
Daytime (Total)	47,748	141,321	215,144





118 Dudley Street, Providence, RI

Medical Aerial

