

OFFICE SPACE FOR LEASE



120 AMARAL-ANIMUS STUDIOS

120 Amaral Street, East Providence, RI 02915

WHITNEY RUGG

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MG COMMERCIAL

365 Eddy Street, Penthouse Suite
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

MG Commercial is pleased to bring to market 2,000 SF of office space on the top floor of the Animus Studios building at 120 Amaral Street in East Providence. The recently renovated space offers 6-10 private offices, conference room, en-suite restrooms, kitchenette, and ample parking.

PROPERTY HIGHLIGHTS

- 2,000 SF of Available Office Space
- Owner-occupied Building
- On-site Parking - 45 +/-
- En-suite Restrooms
- Kitchenette
- Remodeled in 2023
- Business Park Setting
- Convenient to I-195

LOCATION DESCRIPTION

120 Amaral Street is ideally located just moments from the Route 114 (Wampanoag Trail) on/off ramps providing easy access both to and from the East Bay and Route 195. In addition, it is convenient to Route 6 in Seekonk.

OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (+ Utilities)
Available SF:	2,000 SF
Building Size:	11,544 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$14.50 SF/yr	2,000 SF

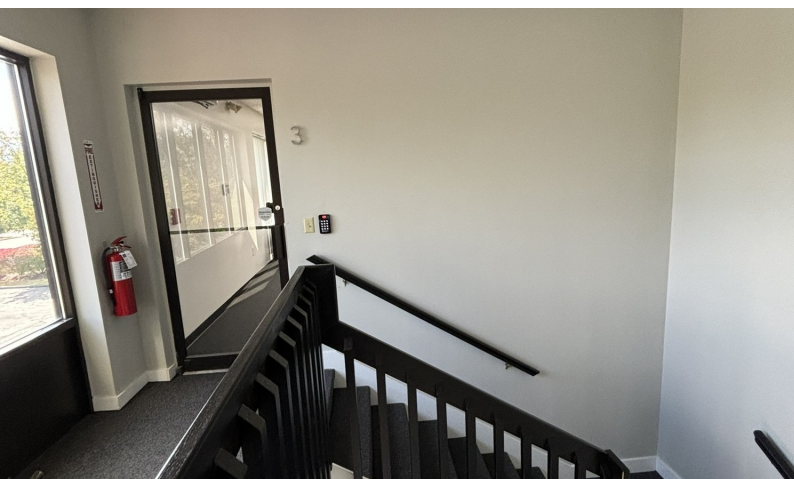
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INTERIOR PHOTOS



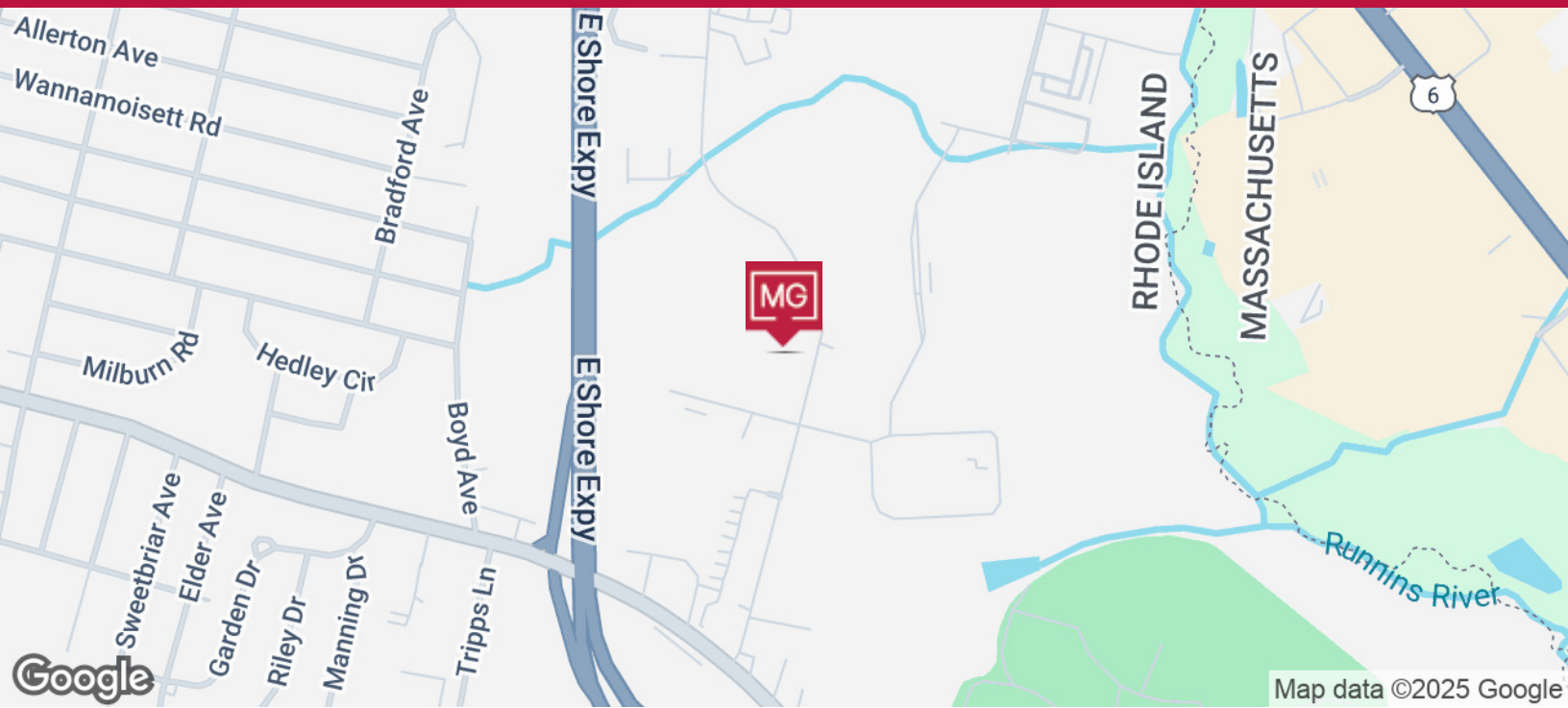
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LOCATION MAP



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