

OFFICE INVESTMENT FOR SALE



200 MAIN STREET

200 Main Street, Pawtucket, RI 02860

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

200 Main Street is a marquee, three story, multi-tenant office building located in the center of the business district. It is comprised of 9 office suites and a street level restaurant. The current office tenant roster is a well rounded mix, including an engineering firm (since 1985 and until 2032, a law firm (recently expanded), a national staffing agency, and a non-profit foundation (since 2002).

PROPERTY HIGHLIGHTS

- 38,180 SF Multi-Tenant Corporate Office Building
- 100% Leased / 10 Tenants
- Separate Lot - Parking (Included)
- Cash Flow Positive Opportunity
- Below Market Rents w/Upside
- Competitively Priced at \$55.00/SF
- Center of Downtown Business District

LOCATION DESCRIPTION

Located in the heart of downtown Pawtucket's business district, with many amenities within walking distance, including banking, restaurants, pharmacies, and hotels. It is conveniently located near the I-95 on/off ramps. New development projects close by are underway, including the new riverfront soccer stadium, streetscape improvements, and the new MBTA commuter rail hub.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Number of Units:	10
Lot Size:	36,986 SF
Building Size:	38,180 SF
NOI:	\$190,752.00
Cap Rate:	9.08%

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