

FOR SUBLEASE

# 700 QUAKER LANE

Warwick, RI



## 109,772 SF AVAILABLE FOR SUBLEASE

### 700 Quaker Lane

A UNIQUE 390,000 SF OFFICE COMPLEX  
OFFERING BEST IN CLASS AMENITIES & LOCATION

#### Flexible Sizes Available

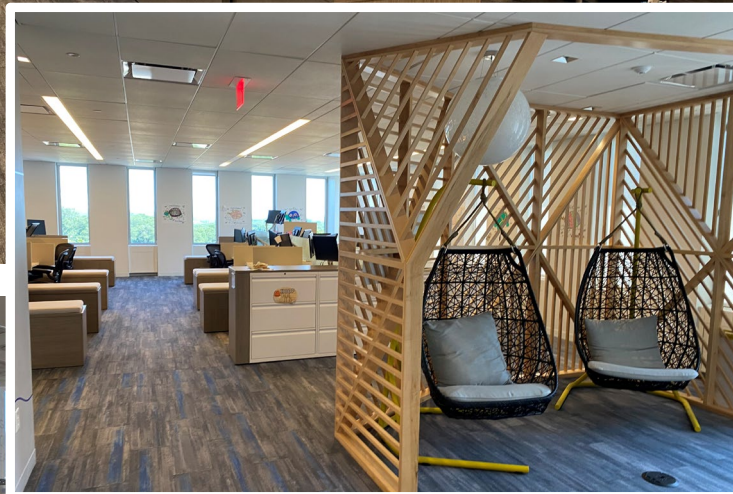
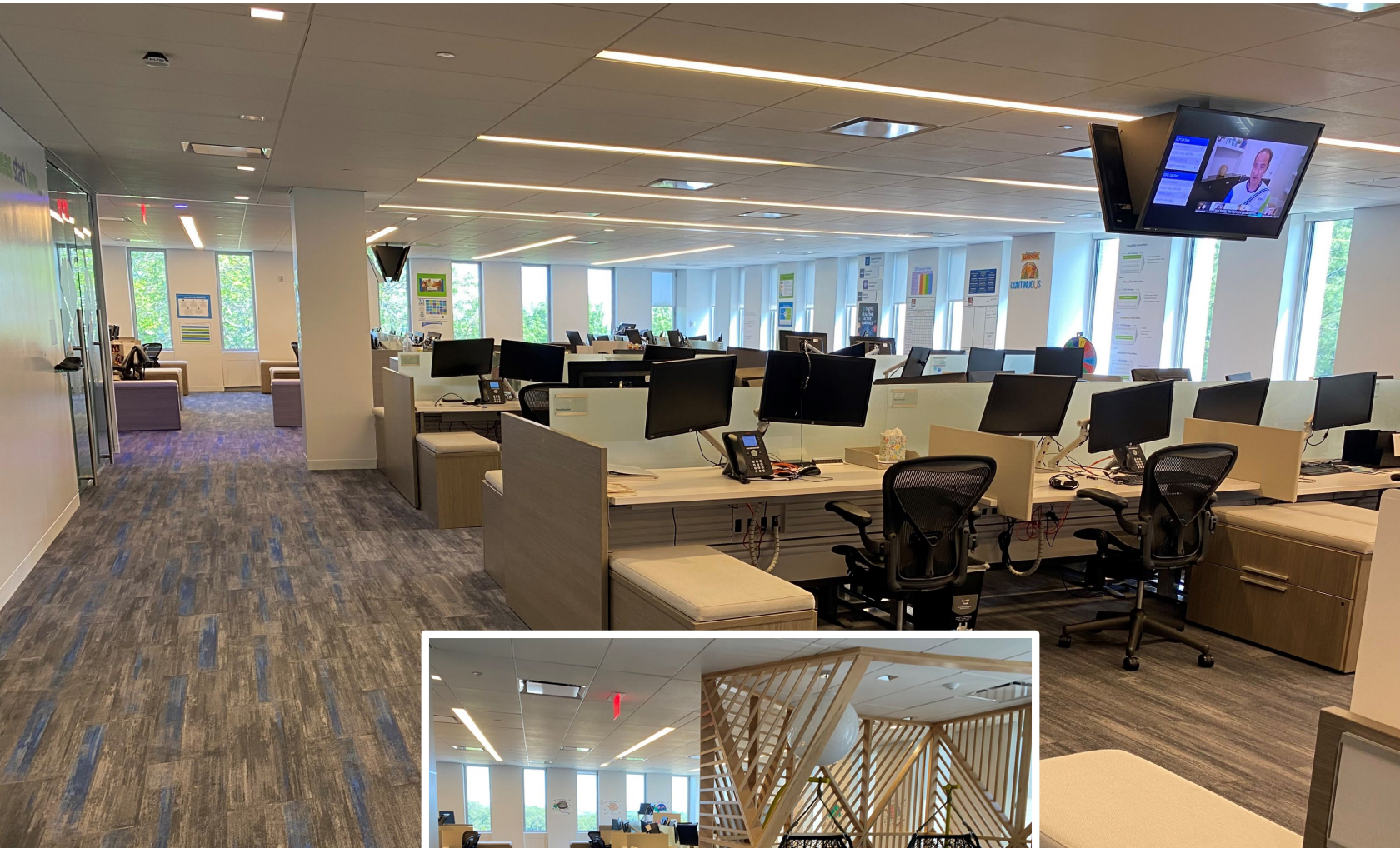
Ground Floor	21,804 SF	\$17.00/SF, Gross
1 <sup>st</sup> Floor	12,668 SF	\$17.00/SF, Gross
2 <sup>nd</sup> Floor	75,300 SF	\$17.00/SF, Gross

*Sublease Expires 12/31/2027.  
Additional term potentially available.*



# culture

- CREATIVE, MODERN OFFICE ATMOSPHERE
- FULLY FURNISHED PLUG-N-PLAY OPPORTUNITY
- OPEN LAYOUT WITH OVER 600 SEATS IN PLACE
- HIGH END CLASS A FINISHES THROUGHOUT



# best in class amenities

## *cafeteria*

- INDOOR / OUTDOOR DINING
- CONTEMPORARY ATMOSPHERE
- SPECIALTY CATERING SERVICES



## *cafe*

- STARBUCKS COFFEE
- BREAKFAST / LUNCH



## *fitness*

- STATE OF THE ART CENTER
- WEIGHTS, CARDIO & CLASSES



## *conference*

- INDIVIDUAL ROOMS SEAT FROM 28 TO 50 PEOPLE
- COMBINED SEATING FOR CAPACITY UP TO 108 PEOPLE

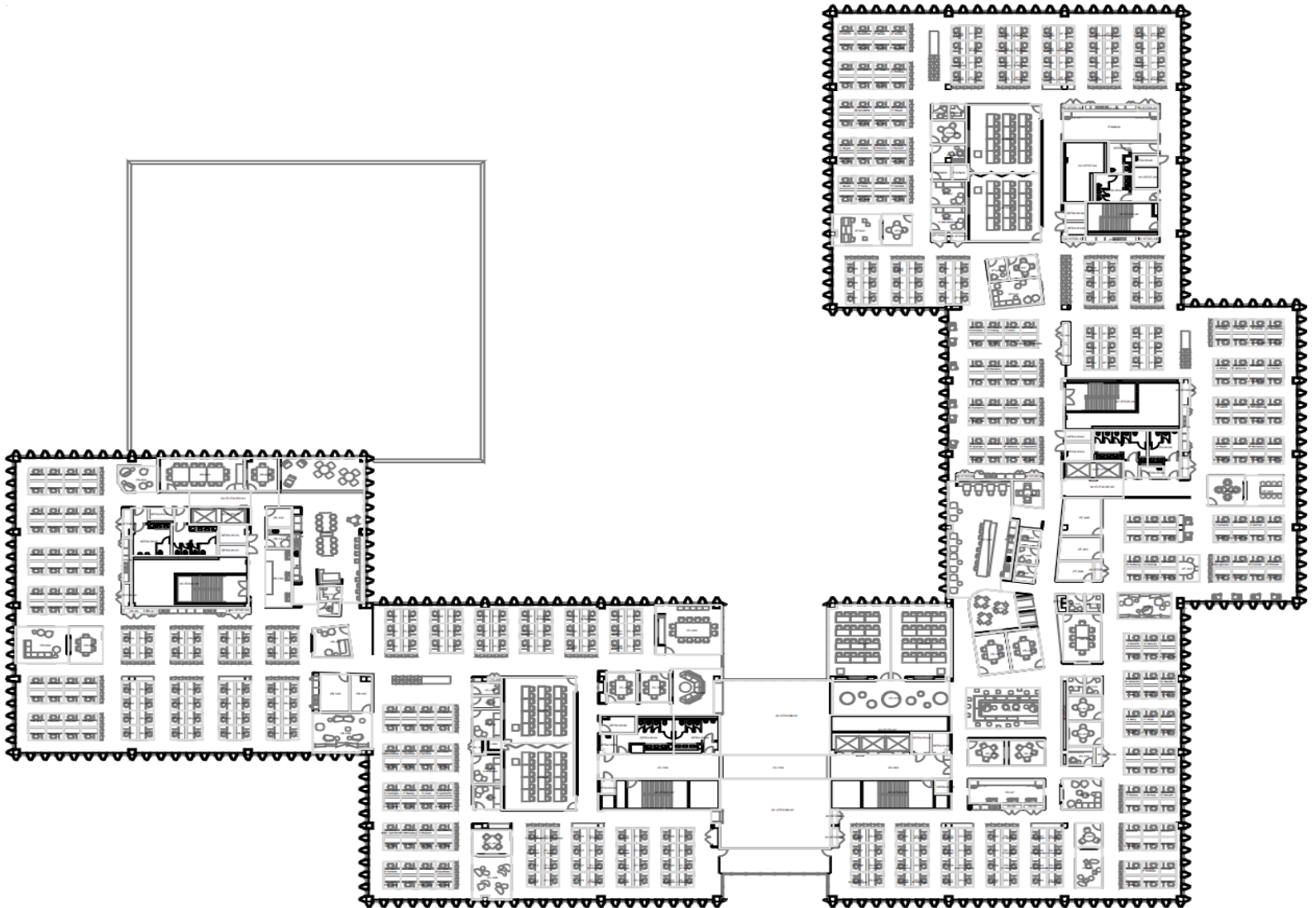
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## 2<sup>ND</sup> FLOOR – 75,300 SF



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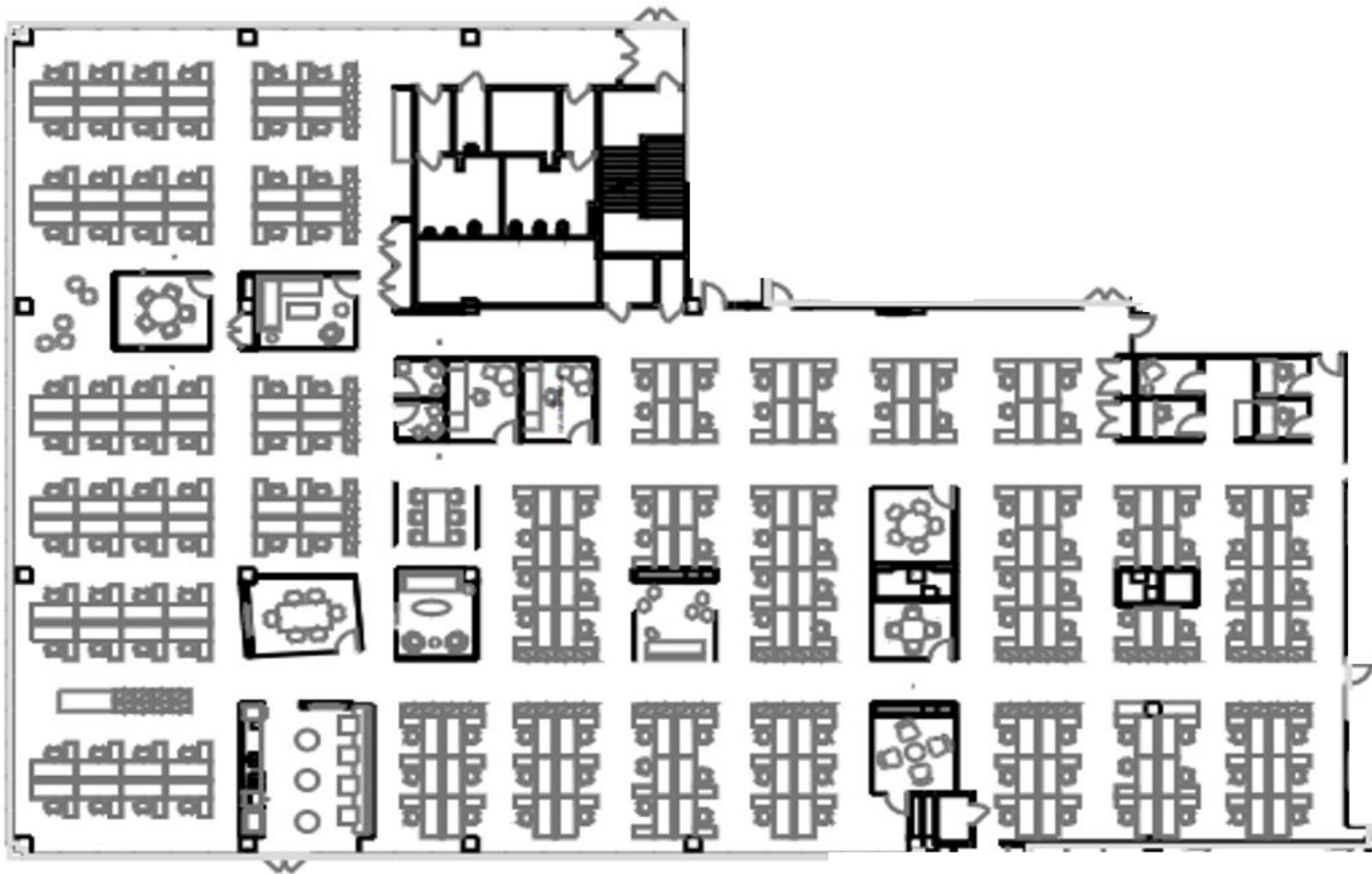
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GROUND FLOOR – 21,874 SF



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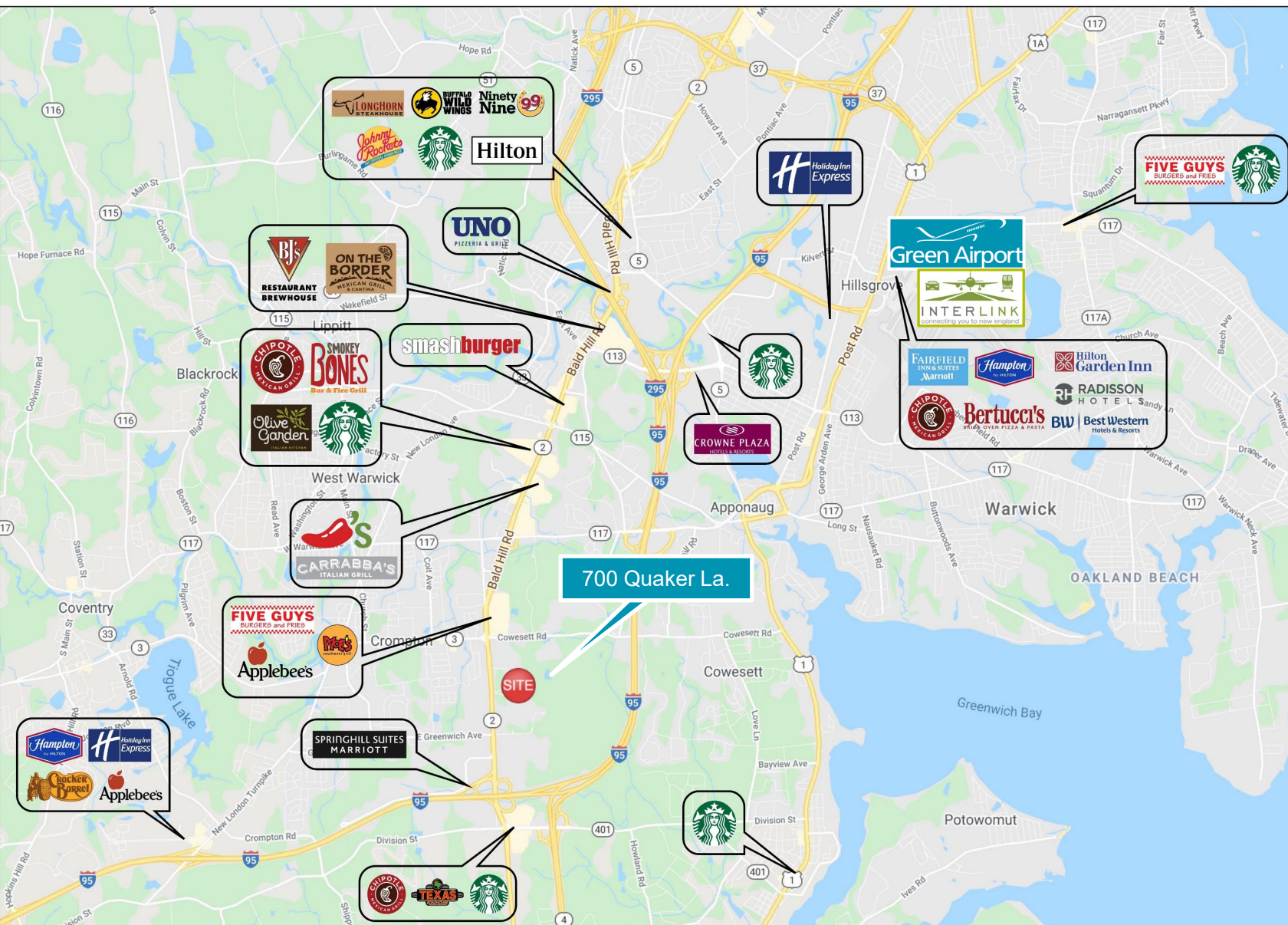
## 1<sup>ST</sup> FLOOR – 12,688 SF



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# location



## area highlights

- EASY INGRESS AND EGRESS TO I-95
- MULTITUDE OF RESTAURANTS, HOTELS AND RETAIL OPTIONS WITHIN A 5-MINUTE DRIVE.
- CENTER OF THE MARKET LOCATION TAPS A VARIETY OF RHODE ISLAND LABOR POOLS

Destinations	Drive Time
T.F. Green	12 minutes
InterLink Train Station	14 minutes
DT Providence	20 minutes
Newport	35 minutes

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