

# 14 BREAKNECK HILL ROAD

## LINCOLN, RI

SUITES AVAILABLE / FOR LEASE



**COOPERATING BROKERS  
GET A FULL FEE**

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## LINCOLN, RI

Lower Level & 1<sup>ST</sup> FLOOR SUITES AVAILABLE / FOR LEASE

### LOCATION

The Property is an appealing professional building with a modern interior layout with ample parking and is accessible 24/7. Breakneck Hill Road located in a prime commercial area, has convenient access to Route 146 beginning just outside downtown Providence and offers access to I-95 and I-295 and crosses into Massachusetts.

### AVAILABLE SPACE

2,019 SF – 8,543 SF on 1<sup>st</sup> Floor (Divisible)

2,531 SF on Lower Level

### LEASE TERM

Free Rent First Month

**Full build-out available with a 5-year deal**

### FEATURES

Class A Office Building

Built 2006

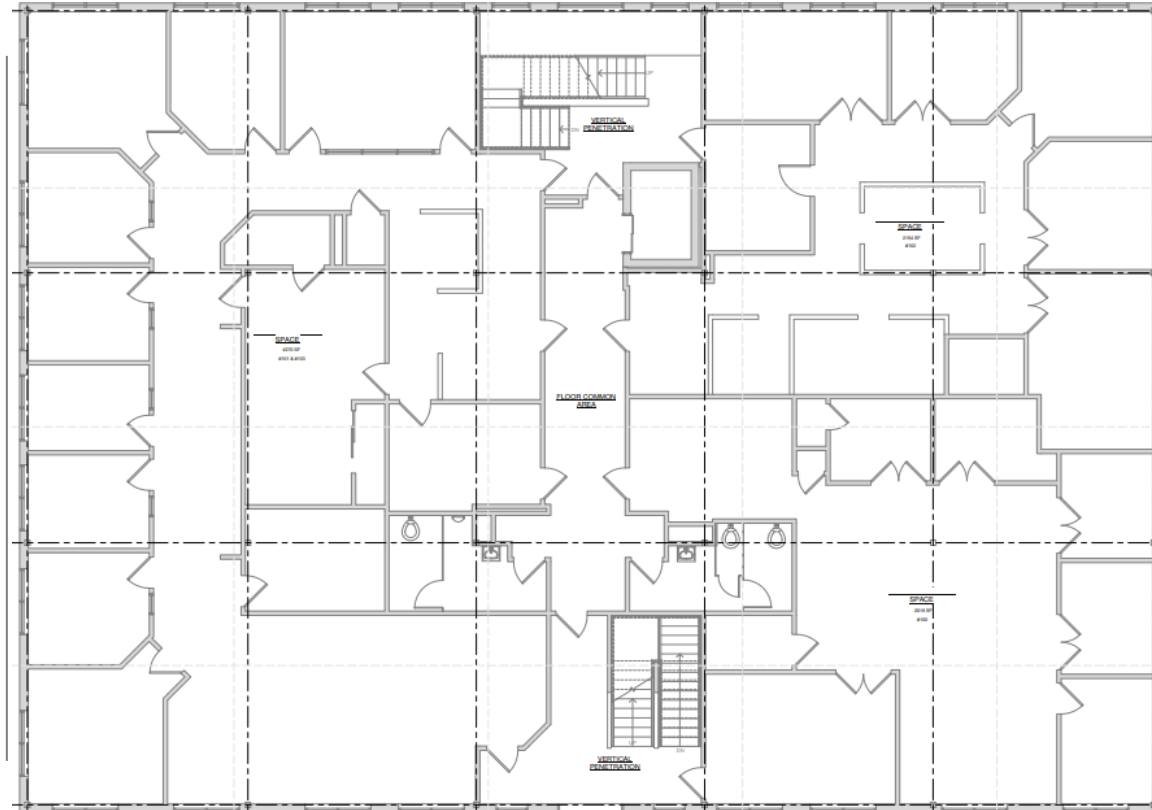
Exceptional highway visibility

Easy highway access from Exit 5 Route 146

Minutes to Providence

### ASKING RENT

\$15.00 / SF, NNN



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INTERIORS

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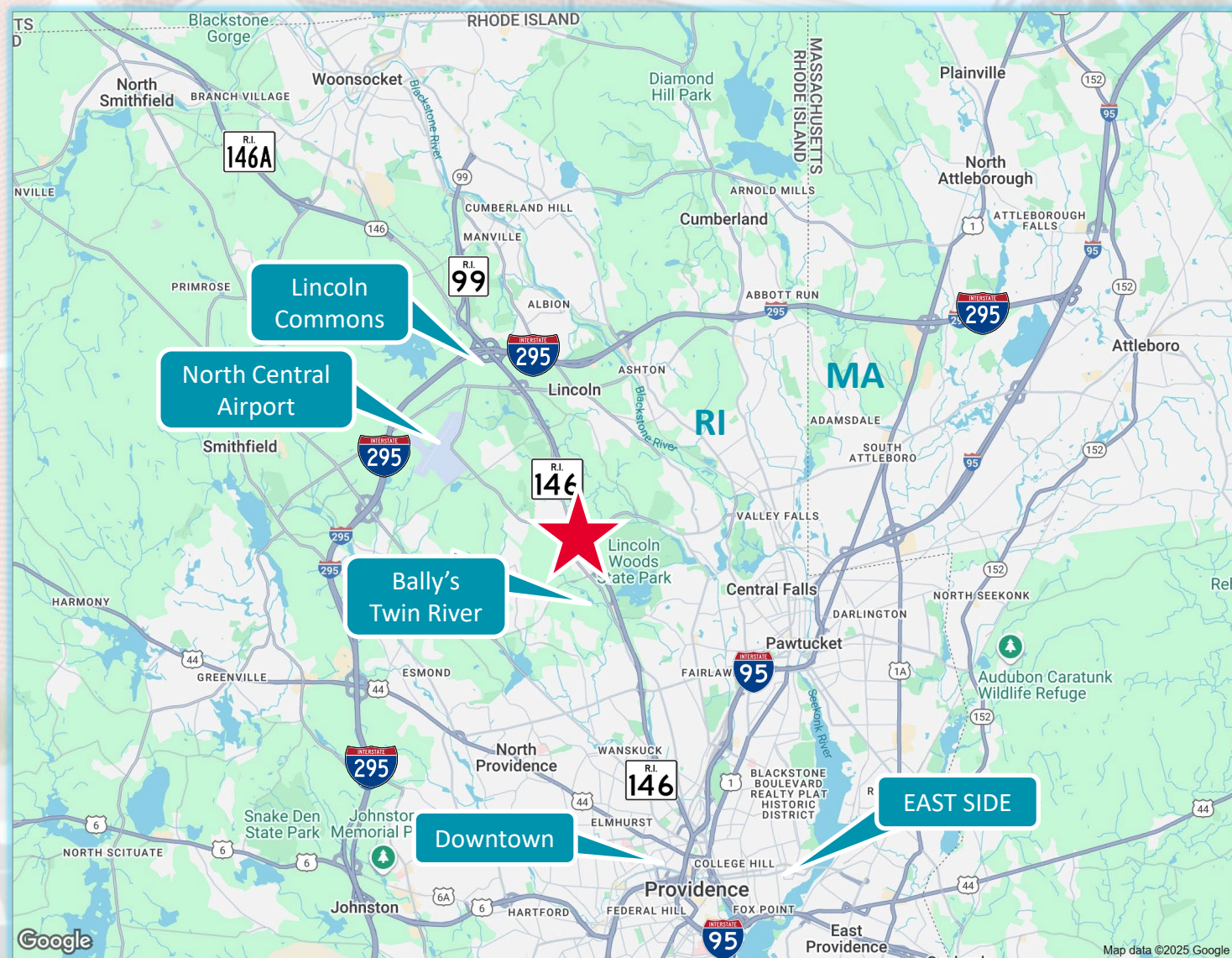


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## LINCOLN, RI

AREA MAP

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Lincoln, RI

For more information, please contact:

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