

# 15

LASALLE SQUARE

PROVIDENCE, RHODE ISLAND



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136,000  
SQUARE FEET

LEED  
CERTIFIED



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# EXECUTIVE SUMMARY

Hayes & Sherry, a Cushman and Wakefield Alliance member has been retained to act as the Exclusive Agent to market **15 LaSalle Square** in **Providence, Rhode Island**. The property is a highly visible headquarter-quality asset, a +136,000 SF Class A, LEED Certified, office building located in the heart of Downtown Providence. The property has been occupied by Hasbro since 2013, when over ten million dollars of capital was invested.

15 LaSalle Square's premier downtown location is within walking distance to numerous amenities including the Amica Mutual Pavilion (The AMP) & Rhode Island Convention Center, which together host 900,000 visitors annually, Providence Place Mall, Waterpark Place, Kennedy Plaza, Trinity Repertory Theater Company, Amtrak and MBTA transportation centers, as well as several hotels and restaurants, as well as higher education institutions like Brown, RISD, Johnson & Wales, Roger Williams, URI and Providence College.

 Location with adjacency to The AMP, Convention Center, Omni Hotel, Residence Inn, Hilton Hotel, Providence Place Mall.

 Less than 500 feet from I-95 exit ramps, with quick connections East via (I-195) and West via (Rt. 6), allowing easy accessibility across New England.

 Easy access to public transit (Train - Amtrak/MBTA/RIPTA) providing convenient commuting across the state and region with 35 min to Boston and 165 min to NYC.

 40 underground parking spaces.





# MARKET OVERVIEW

With a workforce of 4.7 million people within a one-hour commute, Providence serves as Rhode Island's capital city and the primary economic engine for the state. Nicknamed the "Creative Capital", Providence hosts a significant concentration of corporate office, medical office and academic space complemented by a vibrant culture, thriving arts community and renowned restaurant scene. Rhode Island is home to several major institutional-quality employers many of whom have significant presence in the capital city including Citizens Financial Group, FM Global, Textron, IGT, CVS, Fidelity, Virgin Pulse, Infosys.

## PREMIER MEDICAL-ACADEMIC HUB

Providence serves as home to a significant medical-academic cluster highlighted by Brown University, Hasbro Children's Hospital, Miriam Hospital, Rhode Island School of Design, Roger Williams Medical Center, Providence College, University of Rhode Island, Johnson & Wales University and Women & Infants Hospital. Consequently, the city also acts as a magnet for a diverse group of biotechnology, pharmaceutical and medical device companies such as Beech Tree Labs, EpiVax, Nabsys, Johnson & Johnson, NsGene and Ximedica.

Together, this critical mass of premier institutions and innovative firms generates exceptional synergies, solidifying Providence's status as a truly desirable destination. Furthermore, the city's eight colleges and universities host tens of thousands of full- and part-time students, providing a highly-educated talent pool of young professionals.

**18**  
HOSPITALS  
CITY-WIDE



**12**  
HIGHER  
EDUCATION  
INSTITUTIONS  
(Brown, Bryant, Providence College, URI)



**3RD**  
LARGEST  
CITY IN  
NEW ENGLAND



## STRONG OFFICE MARKET

In addition to its thriving medical, university and government sectors, Providence is home to a prosperous office market. The diverse tenant base in the city includes companies from a variety of corporate sectors such as clean energy, digital media, information technology, computer software, financial services, insurance and law firms. Overall, the Providence area is home to approximately 1,300 companies, consisting of major employers such as IGT, Blue Cross Blue Shield, Citizens Bank, CVS, Hasbro, and Washington Trust. There is also a developing lab and life sciences community, highlighted by a 208,000 SF new development anchored by the Rhode Island State Health Lab and Brown University Medical School.

Millions of square feet of brand new, underway, or planned residential developments continues to depict the strong desire people have for a live work play community. Providence offers comprehensive amenities to meet this demand, with newly developed high-end apartments, robust options for arts, entertainment, and restaurants, complimented by Class A office buildings. The city continues to be a major draw with over 900,000 visitors annually to The AMP and RI Convention Center and over 1.6 million visitors annually to the new Innovation Park by the Pedestrian Bridge. The flourishing community has kept the office market's absorption to be consistent despite the national trend of hybrid work decreasing the typical company's office size.

## VIBRANT RETAIL SCENE

Furthermore, Providence serves as home to a vibrant retail scene. Its downtown district alone features more than 400,000 square feet of retail space highlighted by approximately 80 cafes/restaurants and 150 street-level shops/services including a mix of bookstores, coffee shops, live music venues, clothing boutiques, salons, banks and gift shops. Additionally, the 1.3 million square foot Providence Place mall features approximately 150 shopping and dining options anchored by Dave & Buster's, DSW Shoes, Macy's, Apple and Showcase Cinemas.



## ROBUST TRANSPORTATION INFRASTRUCTURE

Located at the intersection of Interstates 95 and 195, Providence boasts exceptional highway access, situated just 50 miles south of Boston and 180 miles north of New York City. Additionally, Providence offers convenient train service to Boston (36 min), New York (2.5 hours) and other major northeastern United States cities via the MBTA's Providence line and Amtrak's Northeast Regional Corridor. Finally, Providence is located just 10 miles north of Green Airport, an international airport that accommodates nearly four million passengers per year.





## UNPARALLELED TRANSIT ORIENTED ACCESS

15 LaSalle Square is one of Providence's strongest transit-oriented locations. The property is located less than one mile from the Providence amtrak/MBTA station providing service to Boston, New York and Washington D.C. It is also .4 miles from Kennedy Plaza, which is the hub for the RIPTA (Rhode Island Public Transit Authority). 15 LaSalle Square is situated steps from Waterplace Park and Rhode Island Convention Center.



## PRIME LOCATION & TOP PERFORMING SUBMARKET

15 LaSalle Square is centrally located in downtown Providence and within walking distance to Brown University, Johnson & Wales University, University of Rhode Island, and the Rhode Island School of Design. In the immediate area, tenants have access to numerous amenities including various restaurants, shops, public parks and museums. Entrance ramps to Interstate 95, the region's main highway, are also located just blocks away.



EAST SIDE

WEST SIDE

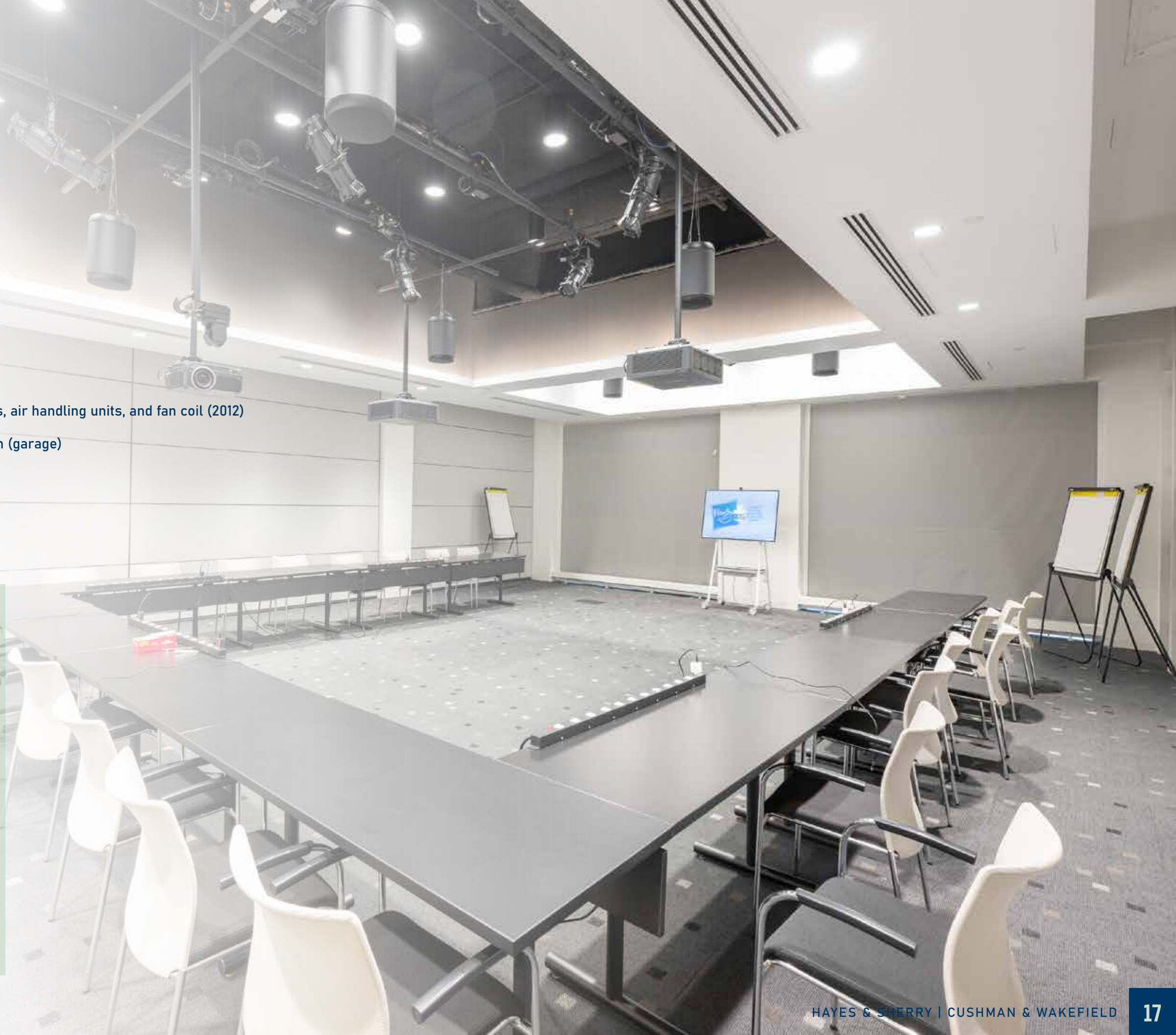
INNOVATION DISTRICT





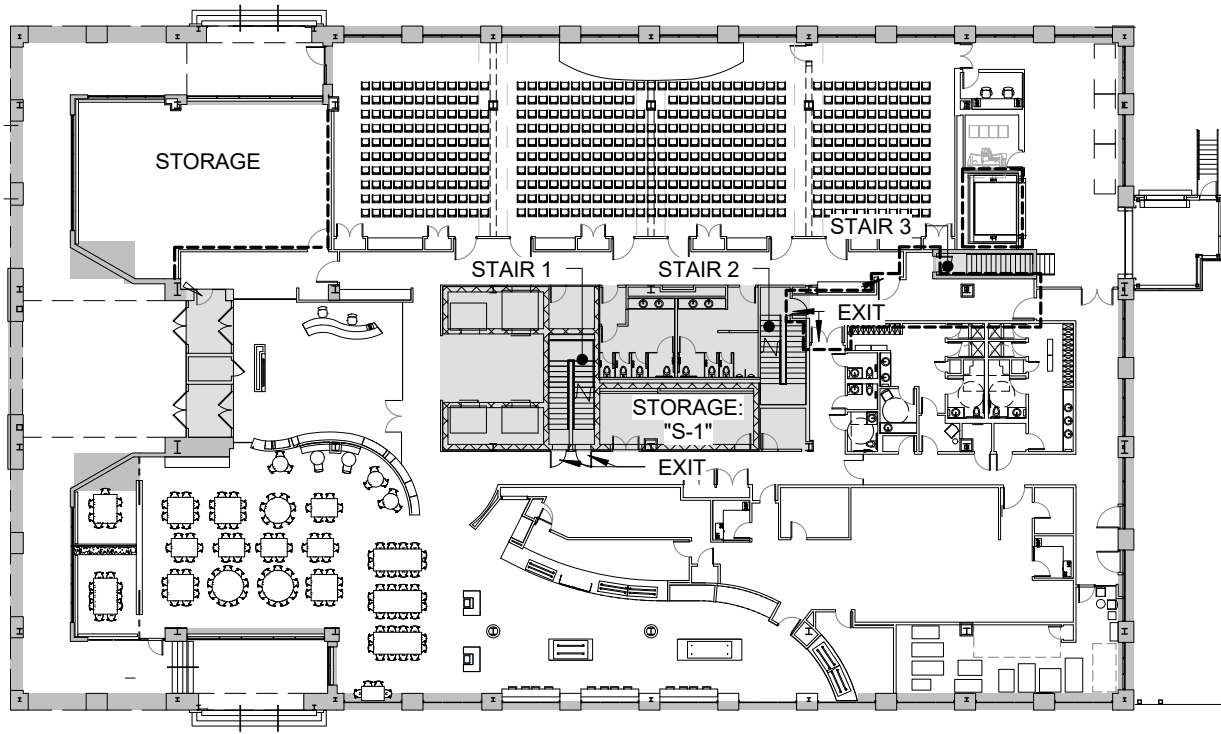
# ASSET OVERVIEW

<b>Site Size:</b>	1.139 Acres
<b>Year Built:</b>	1987
<b>Stories:</b>	Six (6)
<b>Gross Building SF:</b>	169,260 GSF
<b>Net Rentable SF:</b>	135,458 RSF
<b>Parking:</b>	40 garaged spaces
<b>Elevators:</b>	4 (3 x 2,500 lb) (1 x 3,000 lb) (2012)
<b>Roof:</b>	Rubber membrane (2012)
<b>HVAC:</b>	Central systems of boilers, chillers, air handling units, and fan coil (2012)
<b>Fire Suppression:</b>	Wet-pipe system / dry-pipe system (garage)

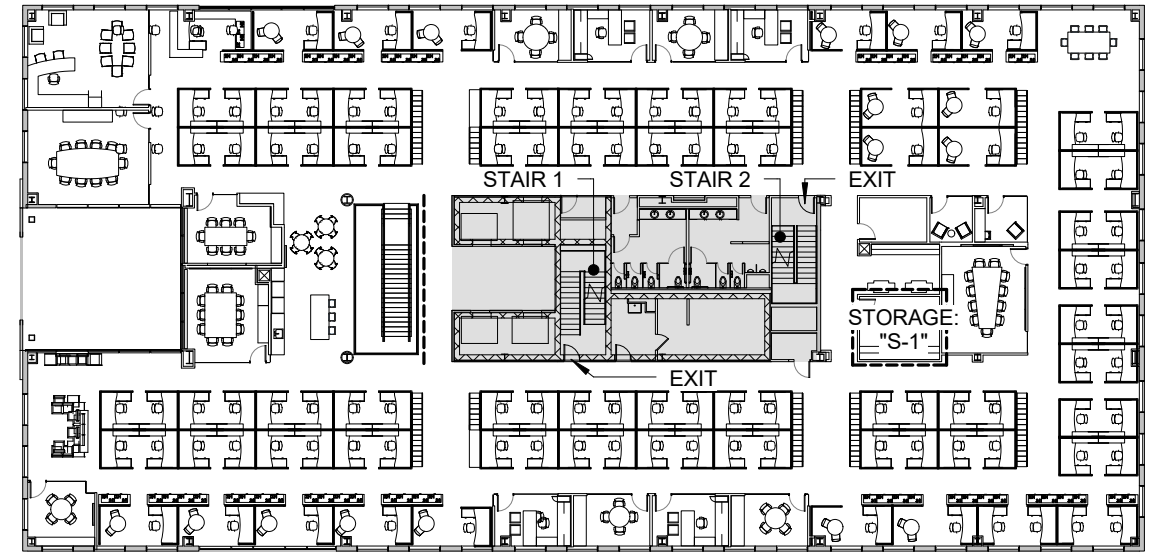


# FLOOR PLANS

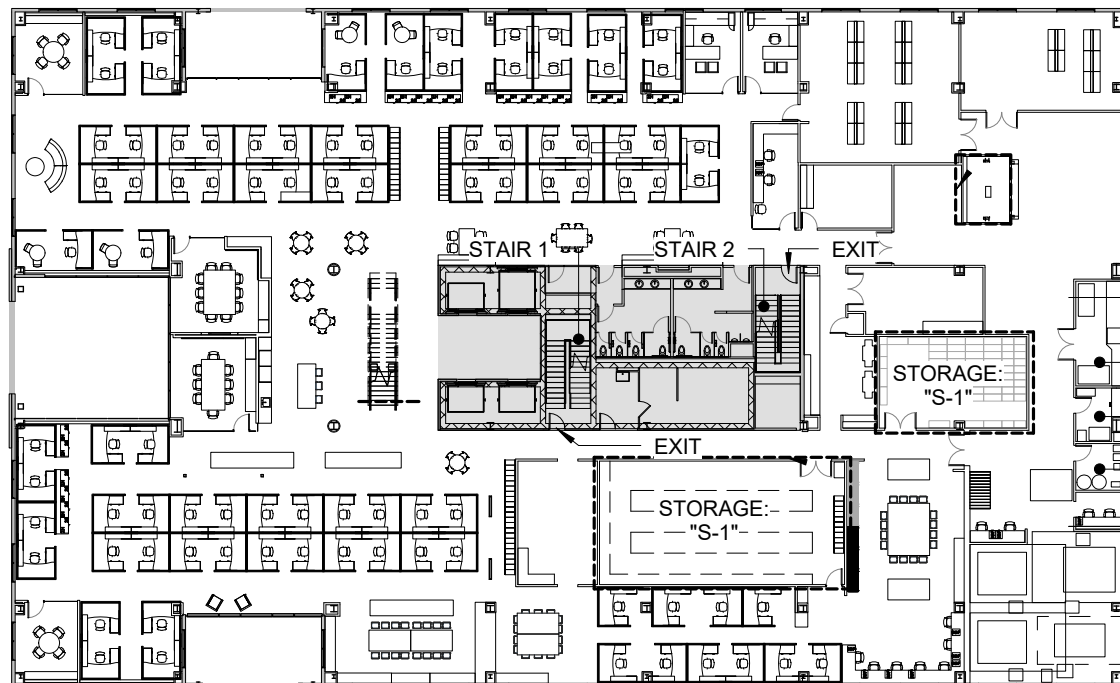
## FIRST FLOOR



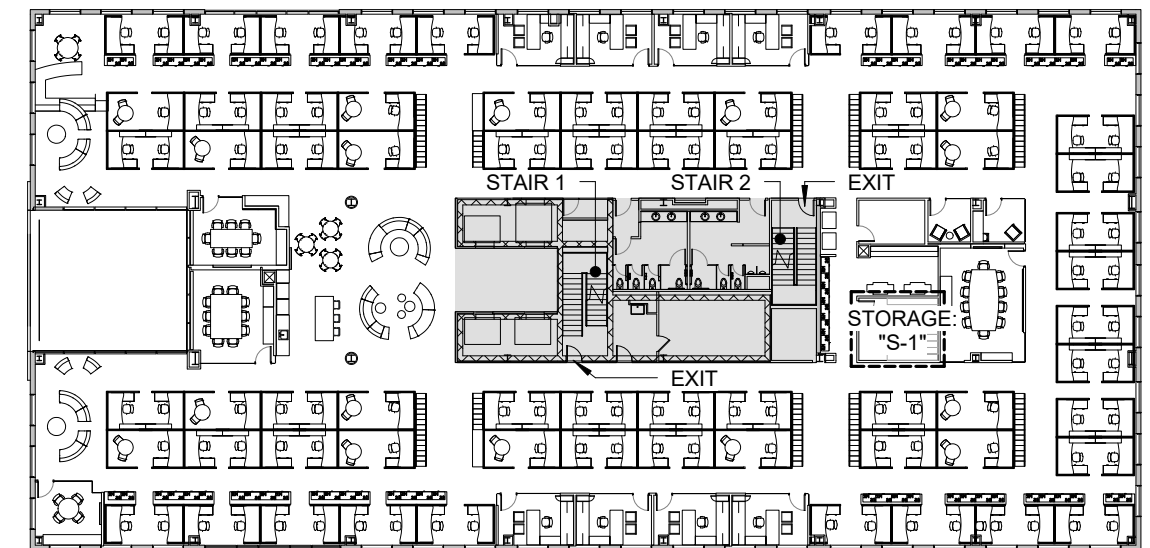
## THIRD FLOOR



## SECOND FLOOR

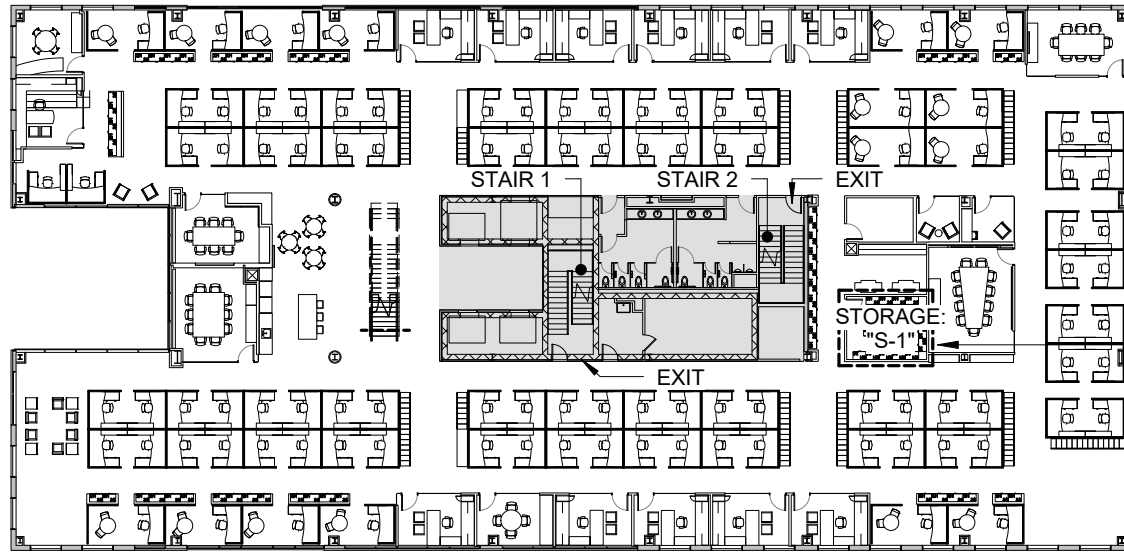


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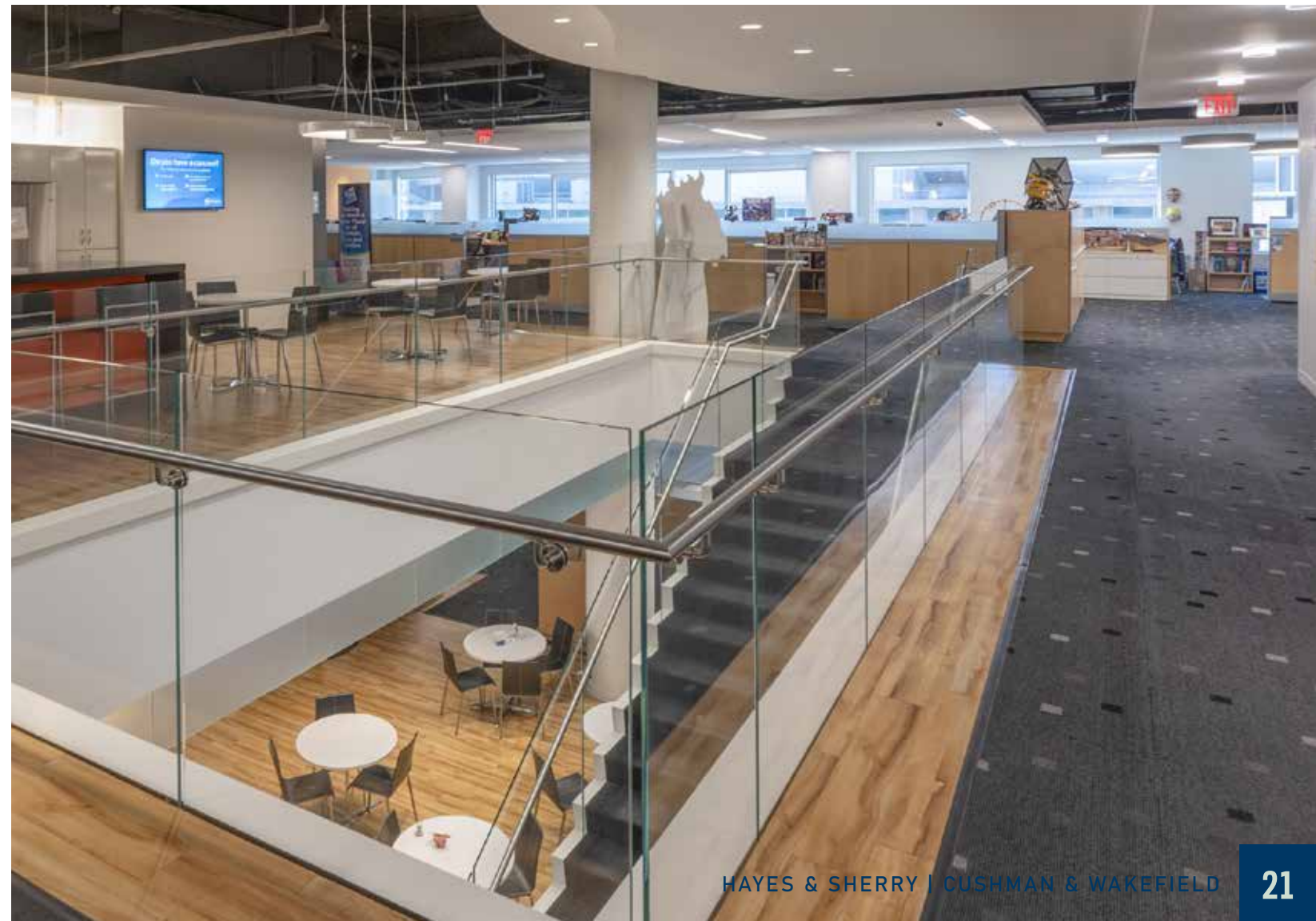
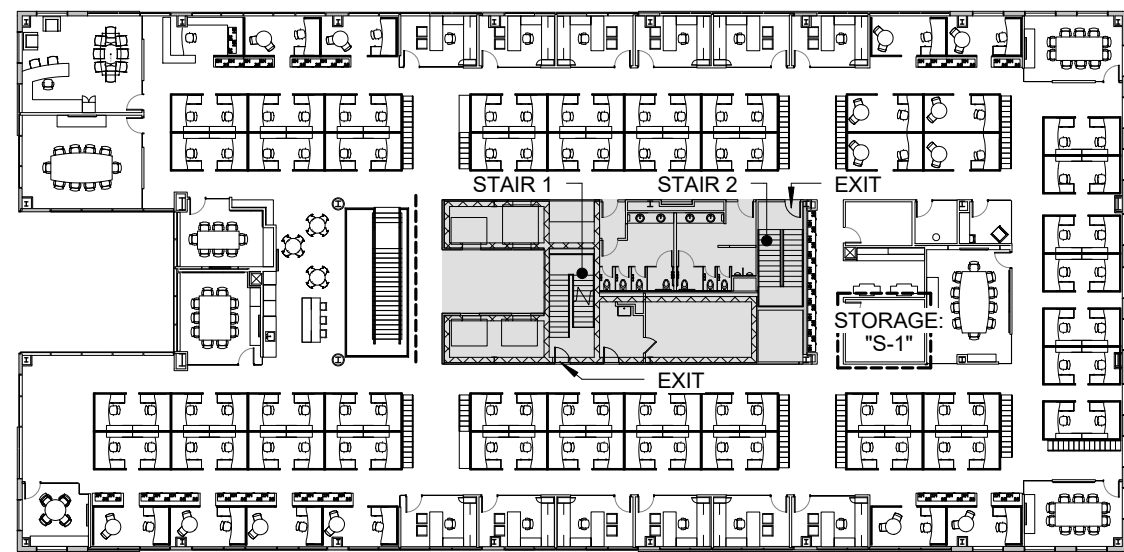


# FLOOR PLANS

## FIFTH FLOOR



## SIXTH FLOOR







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