

THE OFFICES AT THE CROSSINGS

200 CROSSINGS BLVD • WARWICK, RHODE ISLAND



CLASS A MULTI-TENANT OFFICE BUILDING

LOCATION

Situated within the Crowne Plaza Hotel and Crossings Office Campus, with immediate, direct access to the I-95 and I-295 interchange, as well as Route 10. Located just 2 miles from T.F. Green airport.



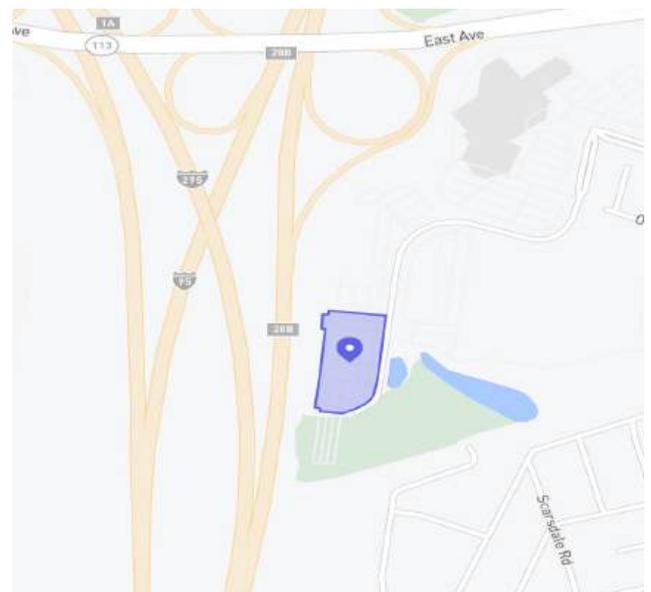
NEARBY

T.F. Green Airport, Crowne Plaza Hotel, Stop & Shop, Lowe's, Starbucks, Warwick Mall, Dick's Sporting Goods, Wal-Mart, Kohl's, Burlington, Planet Fitness



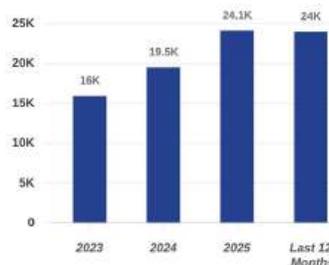
SPACE (GLA)

59,882 SF



FOOT TRAFFIC TREND

Visits YoY: **+22.2%**
Visits Yo2Y: **+47.7%**
Visits Yo3Y: **+127.8%**



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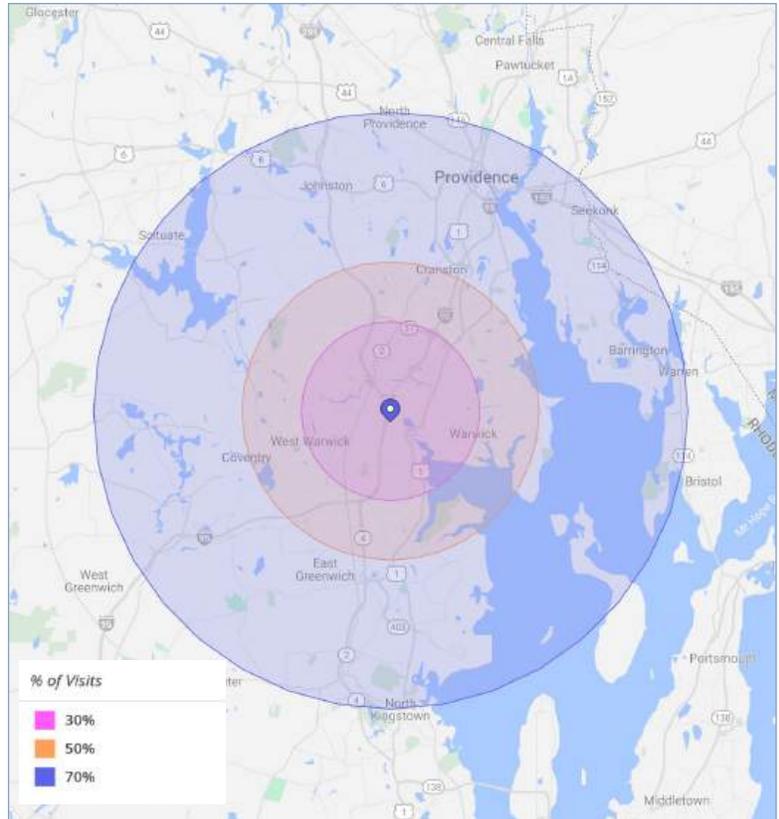
LOCATION & DEMOGRAPHICS

LAT/LON	PARKING
41.7112/-71.4703	298
TRAFFIC COUNT	CARS/DAY
I-95	59,950
I-295	27,229

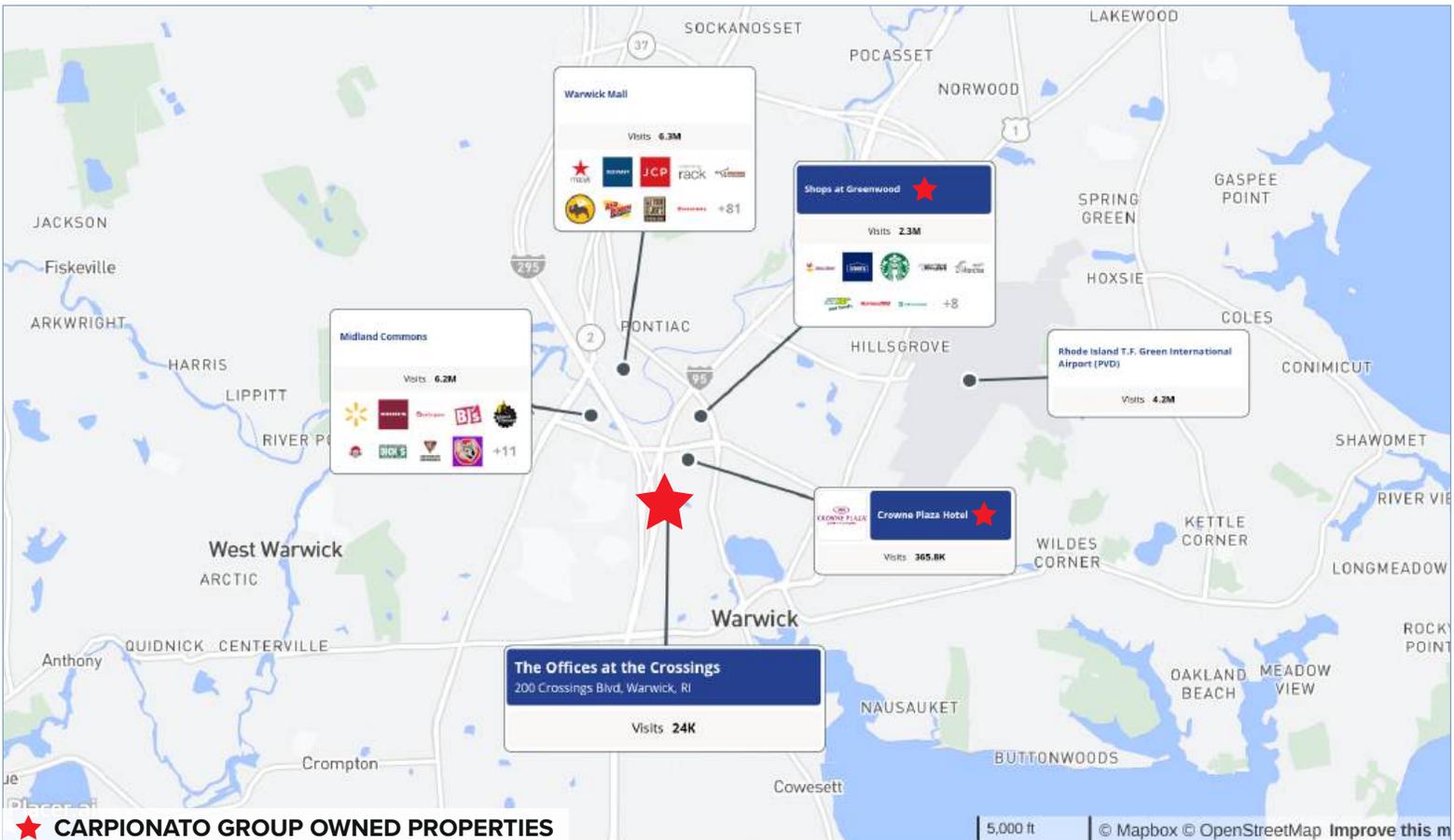
2024	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	6,661	65,956	177,744
<i>Estimated Avg. HH Incom</i>	\$104,620	\$107,983	\$111,297

WORKPLACE	1-MILE	3-MILE	5-MILE
Total Businesses	929	3,498	6,652
Total Employees	11,718	42,016	65,709

TRUE TRADE AREA



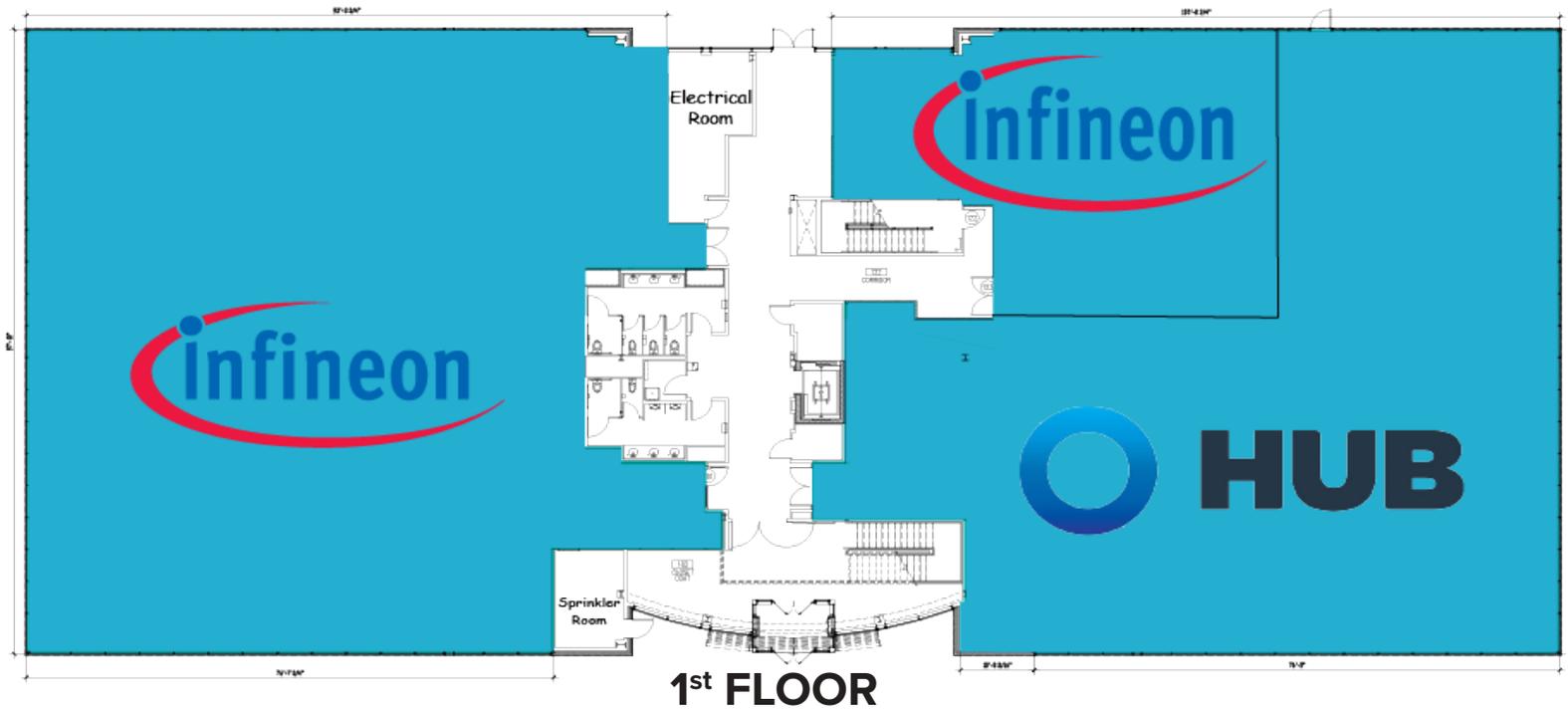
TRADE MAP



★ **CARPIONATO GROUP OWNED PROPERTIES**

5,000 ft | © Mapbox © OpenStreetMap Improve this m

SITE PLAN



TENANTS	
	SQUARE FEET
AVAILABLE	5,204
HUB	7,751
Infineon	12,492
Barnum Financial Group	10,220
Sonobello	10,187
Ortho Rhode Island	3,893

SITE PLAN

corner office suite with continuous windows



AVAILABLE: Suite 320 - 5,204 SF



- Abundant complimentary parking
- Great walking areas and shaded greenery for team members
- Highly efficient layout with continuous perimeter window offices, conference rooms, open work station area, and kitchenette

AERIALS



SIGNAGE DIRECTLY FACES ROUTE 95

DAILY
TRAFFIC:
59,950



Carpionato GROUP

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