

**AVAILABLE | SPACE FOR SUBLEASE
IN CLASS A+ IGT CENTER**

10 Memorial Blvd · Providence, RI 02903

**UP TO TOTAL OF 62,766 RSF · 28,403 RSF ON FLOOR 5 · 28,533 RSF ON FLOOR 6 · 5,830 RSF ON FLOOR 9
SUBLEASE TERM THROUGH 7/31/2027 · LONG-TERM DIRECT LEASE AVAILABLE**

Property Information

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PROPERTY OVERVIEW

Address	10 Memorial Blvd, Providence, RI
Leaseable Area	62,766 SF
Type	Class A+ Office
Year Built	2006
Building Height	10 Stories
Parking	1.5 Spaces/1,000 RSF
Sublease Term	Through 7/31/27
Current Base Rate	Contact Agent

PROPERTY HIGHLIGHTS

- Two Blocks from Rhode Island State Capitol
- Attached Parking Garage (1.5 Spaces/1,000 RSF)
- Adjacent to Providence Place Mall and Waterplace Park
- Located Two Blocks from PVD Train Station (MBTA/Amtrak)
- Fitness Center
- The Capital Grille and Fidelity Investments Located in Lobby
- Direct Connection to Interstate 95

SUBLEASE HIGHLIGHTS

- Plug & Play Space
- Move In Immediately
- 7/31/27 Lease Expiration
- Long-Term Direct Lease Available
- Floor 5 Space has Large Balcony



Suite Imagery

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Floorplan • 5th Floor

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IGT Center- 5th Floor - 28,403 RSF

Floorplan • 6th Floor

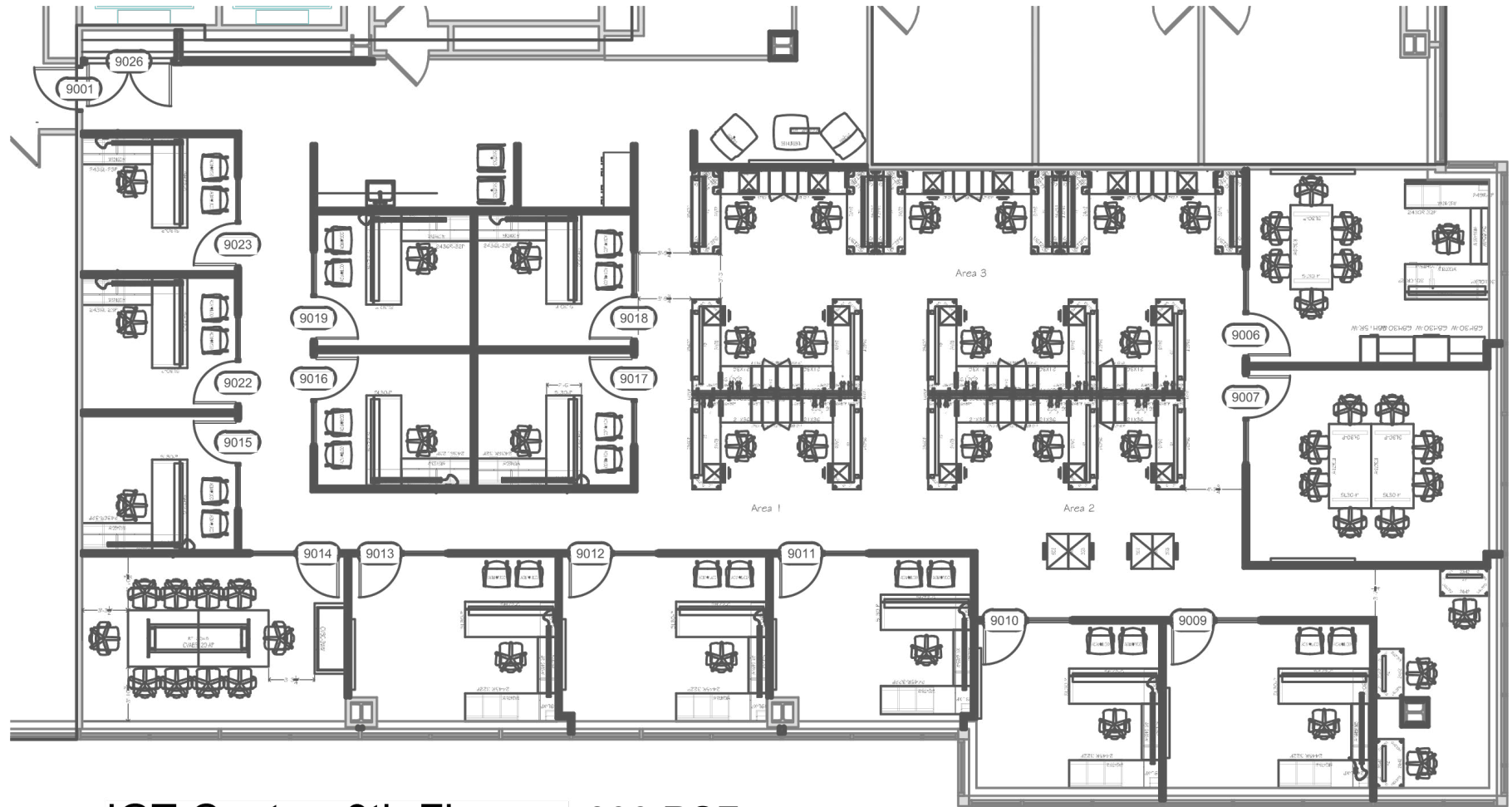
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IGT Center- 6th Floor - 28,533 RSF

Floorplan • 9th Floor

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IGT Center- 9th Floor - 5,830 RSF

Aerial Map

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