

WALKABLE AMENITIES

- 1. Amtrak/MBTA Station
- 2. Apartments
- 3. Blue Cross/Blue Shield
- 4. Apartments
- 5. Johnson & Wales Univ.
- 6. Waterplace Park
- 7. GTECH world headquarters
- 8. Hotel
- 9. Providence Place Mall
- 10. Hotel
- 11. Theater
- 12. RI State House
- 13. Westin Hotel
- 14. Convention Centers
- 15. Hotel
- 16. City Hall
- 17. Post office
- 18. Citizens Bank RI HQ
- 19. Bus terminal
- 20. Skating rink
- 21. US District Court
- 22. RISD
- 23. RI Family Court
- 24. Johnson & Wales Univ.
- 25. Hampton Inn & Suites



**ONE
FINANCIAL
PLAZA**

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FIRST-CLASS OFFICE SPACE
FINANCIAL DISTRICT | PROVIDENCE

One Financial
Plaza, LLC
OWNER/OPERATOR

CBRE
LEASING AGENT

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One Financial
Plaza, LLC
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ONE FINANCIAL PLAZA

THE PROPERTY

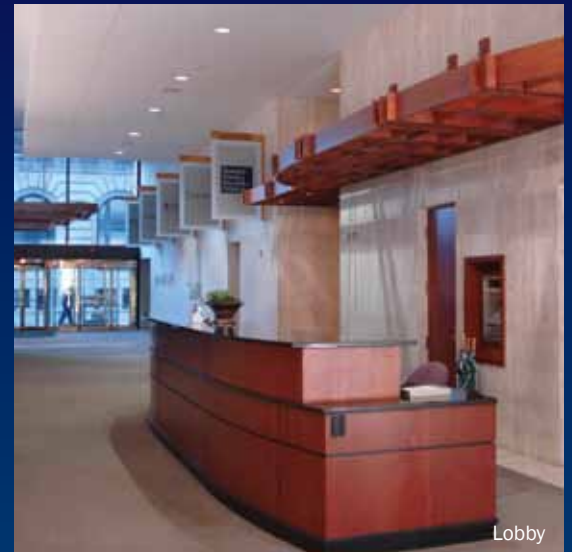
- Building Size 28 stories, 322,284± SF
- Floor Plate 12,615± SF on floors 2-10
12,925± SF on floors 14-28
- Elevators 9 high-speed, 1 freight
- Security 24/7 on-site personnel plus card reader access
- Tenant Access 24/7
- Fiber Providers AT&T, Cox Communications, Verizon
- Property Management On-site
- Breathtaking Views Unobstructed views of the Providence River, Narragansett Bay and State House from upper floors
- Major Tenants Bank of America, Sovereign Bank, Edwards Angell Palmer & Dodge LLP, Morgan Stanley

THE AMENITIES

- Free, tenant-exclusive fitness center with shower facilities built in 2009
- Valet parking
- Starbucks located on ground floor
- Sovereign Bank branch located on ground floor
- Outdoor plaza with decorative fountain and seating area
- Indoor atrium seating area
- Adjacent to FedEx Office, Citizens Bank, Au Bon Pain, Corporate Cafe, AlphaGraphics, Webster Bank, Bank of America
- Within a short walk to several hotels

THE LOCATION

- Core building of Providence's downtown skyline
- Immediate access to I-95, I-195 and Route 6/10
- Adjacent to Kennedy Plaza RIPTA bus terminal
- Walking distance to Amtrak/MBTA station
- 15-minute drive to T.F. Green International Airport
- An easy walk to all of downtown's major amenities including the Convention Center, Westin Hotel, Waterplace Park and Providence Place Mall
- Many commuter parking options within close proximity



Lobby



Typical Office



On-site Fitness Center