

# 12 BREAKNECK HILL ROAD

## LINCOLN, RI

3,150 SF SUITE AVAILABLE / FOR LEASE

**COOPERATING BROKERS  
GET A FULL FEE**





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3,150 SF SUITE 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 is located in a prime commercial area with convenient access to Route 146 that begins just outside downtown Providence and offers access to I-95 and I-295 and crosses into Massachusetts,

### AVAILABLE SPACE

3,150 SF SUITE

### LEASE TERM

Free Rent First Month

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

### FEATURES

Class A Office Building

Built 2006

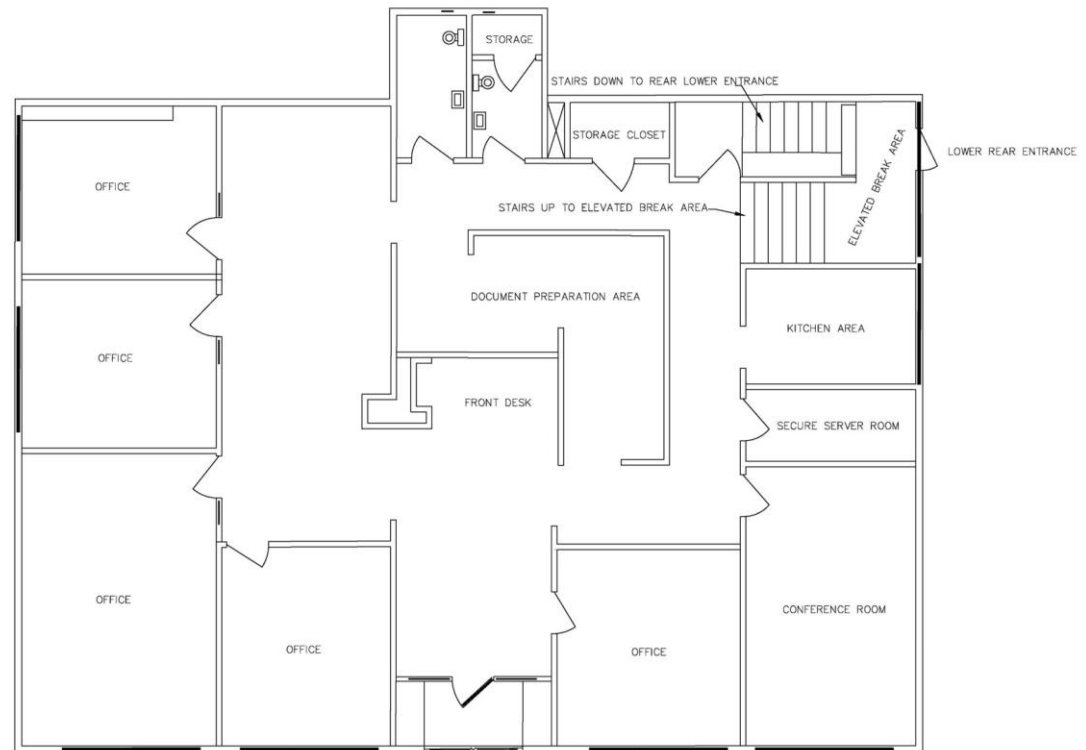
Exceptional highway visibility

Easy highway access from Exit 5 Route 146

Minutes to Providence

### ASKING RENT

\$15.00 / SF, NNN



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