

# 376 Newport Ave. Pawtucket RI 02916



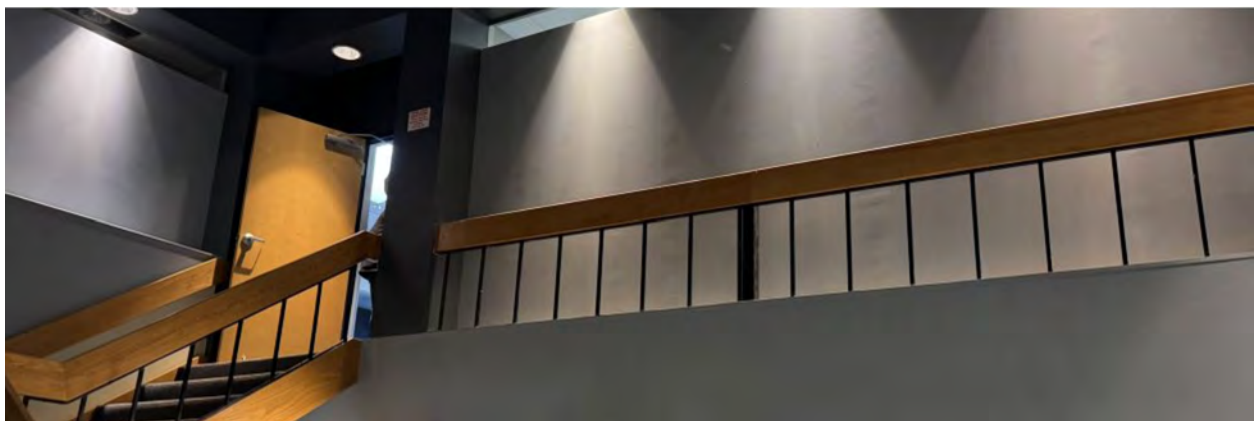
## Office/Flex/Retail

Space available at 376 Newport Avenue in Pawtucket - 29,765 SF. This 2-story property is strategically located at the beginning of the Newport Avenue corridor, a mere 15-minute drive to Downtown Providence. Boasting two private parking lots with 72 spots and easy access to Interstate 95 just 2.2 miles away. This building offers a mix of private offices and shared workspaces. Situated in a high-traffic area, the property is surrounded by amenities and in proximity to Wampanoag Plaza and Providence Place Mall. The demographics show a robust customer base nearby, with an estimated population of over 120,000 within 3 miles and an average household income exceeding \$100,000. Don't miss the chance to make 376 Newport Avenue your next business location!

# 376 Newport Ave Pawtucket RI

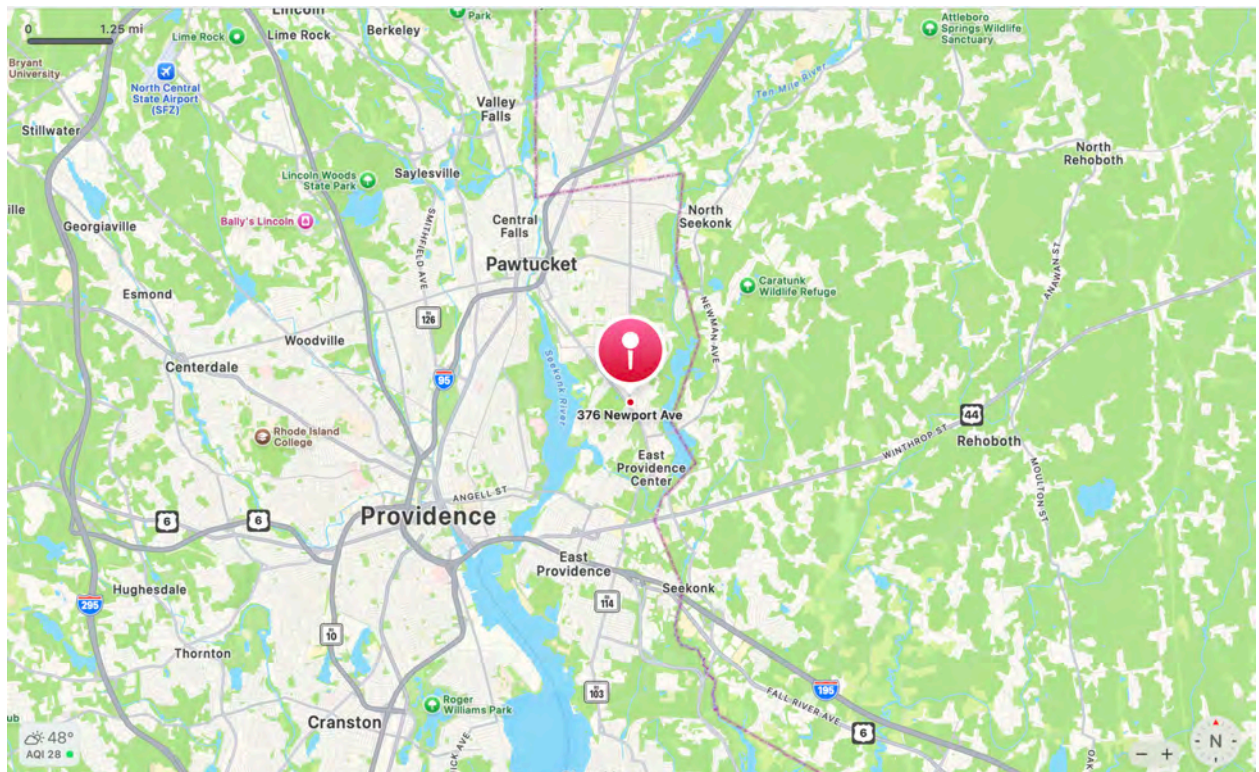






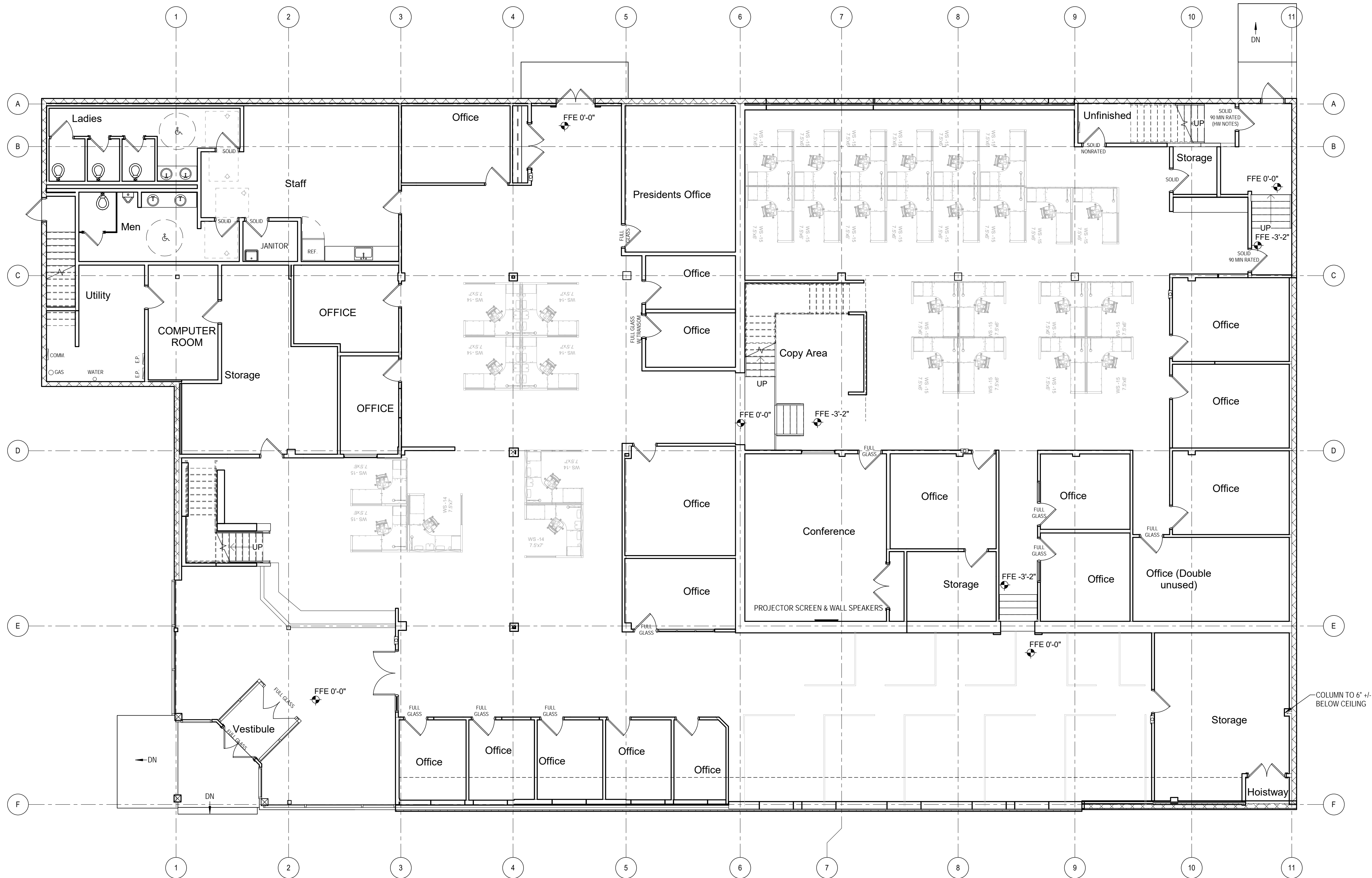
## Highlights

- Office/Retail/Flex building centrally located.
- At the start of the Newport Ave corridor
- Two (2) Private Parking Lots Available with 72 spots.
- Plethora of private offices and shared workspace.
- 2 Floors currently fit out as office space with approximately 1/3 of the second floor unfinished available for storage or additional office space.
- 15 minutes to Downtown Providence
- 2.2 miles to Interstate 95
- Located at the beginning of the heavily trafficked Newport Ave Corridor
- Storage Space available.
- Signage





6/9/2023 12:59:18 PM HW



NOTE: GC TO CONFIRM EXISTING CONDITIONS

A1 EXISTING FIRST FLOOR PLAN - FOR REFERENCE ONLY

1/8" = 1'-0"



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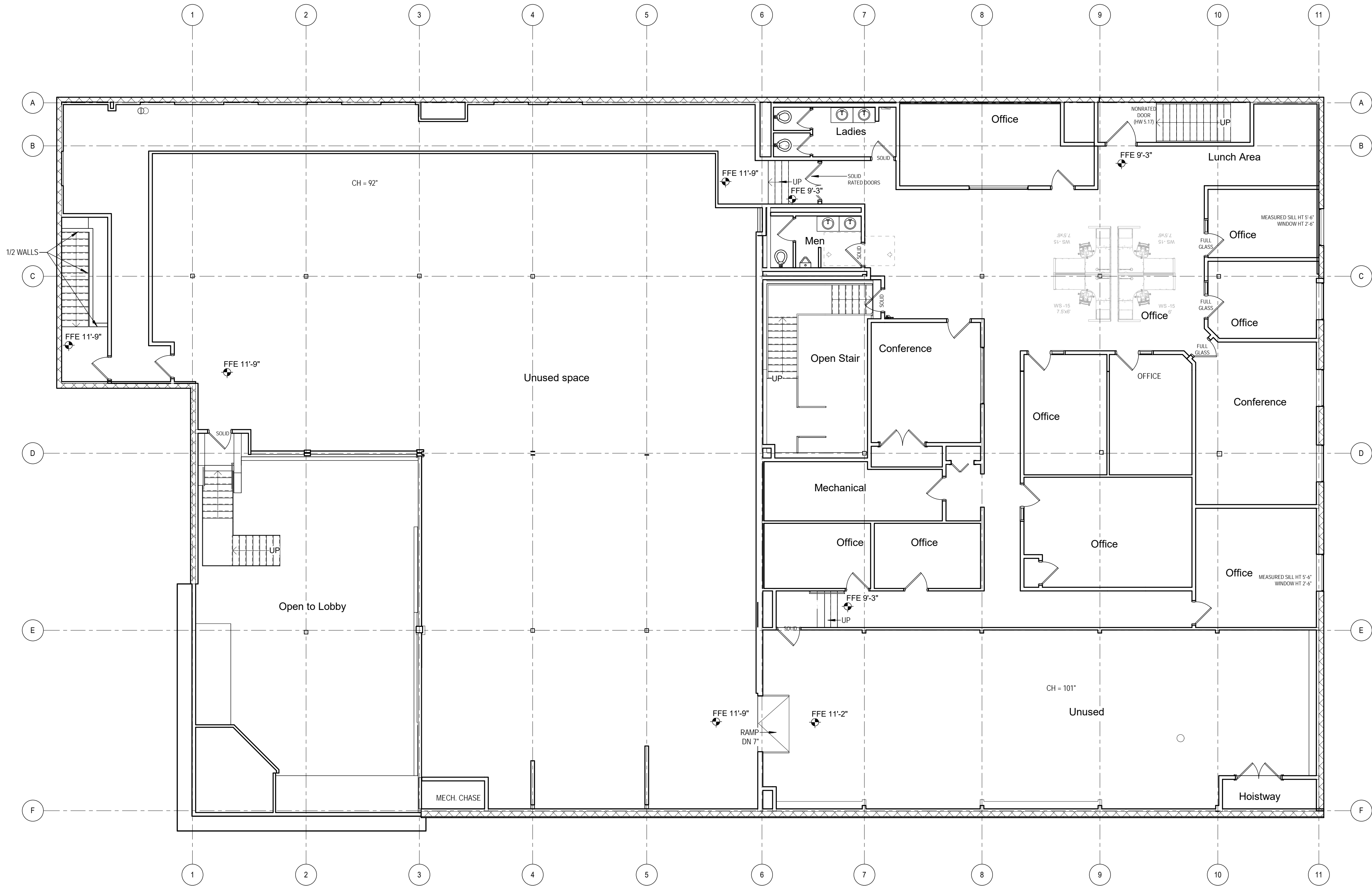
REVISIONS		
#	DATE	DESCRIPTION

DATE:	06.08.2023
PROJECT #	110222
DRAWN BY:	HW
CHECKED BY:	Checker
DRAWING SCALE	1/8" = 1'-0"

SHEET TITLE  
EXISTING FIRST  
FLOOR PLAN

EX101

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SHEET TITLE

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FLOOR PLAN

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