

OFFICE SPACE FOR SUBLEASE



6 BLACKSTONE VALLEY PLACE-SUITE 205

Lincoln, RI 02865

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

MG Commercial is pleased to bring to market the opportunity to sub-lease a recently renovated office suite within the Blackstone Center office park. Building 6, Suite 5 is 6,616 SF. The current lease term expires May 31, 2027. Suite 205 includes offices, conference rooms, training rooms, an enclosed lab-testing space, storage with double doors, and a loading dock.

PROPERTY HIGHLIGHTS

- Custom-built office suite with high-end finishes
- Immediate access to Routes 146 & 295
- Collaborative work spaces
- Two conference-training rooms
- Storage area with dock and double doors
- Enclosed lab-testing space
- Newly renovated throughout
- Ensuite restrooms
- Primary lease through May 31, 2027

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LOCATION DESCRIPTION

Blackstone Valley Place is strategically located in the heart of the Blackstone Valley, one of Northern Rhode Island's most established commercial corridors. The property offers exceptional regional accessibility, situated just minutes from Route 146, providing direct north-south connectivity between Providence and Worcester, MA. This prime positioning allows for efficient access to Interstate 95, downtown Providence, and the greater Boston metropolitan area. The property is surrounded by a strong mix of professional offices, corporate campuses, medical users, and technology firms, reinforcing its appeal as a business-focused environment. Tenants benefit from close proximity to Lincoln Mall, Smithfield Crossing, and other nearby retail amenities offering restaurants, banking, fitness centers, and daily services.

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (+ Utilities)
Available Space:	6,616 SF
Building Size:	24,000 SF

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ADDITIONAL PHOTOS



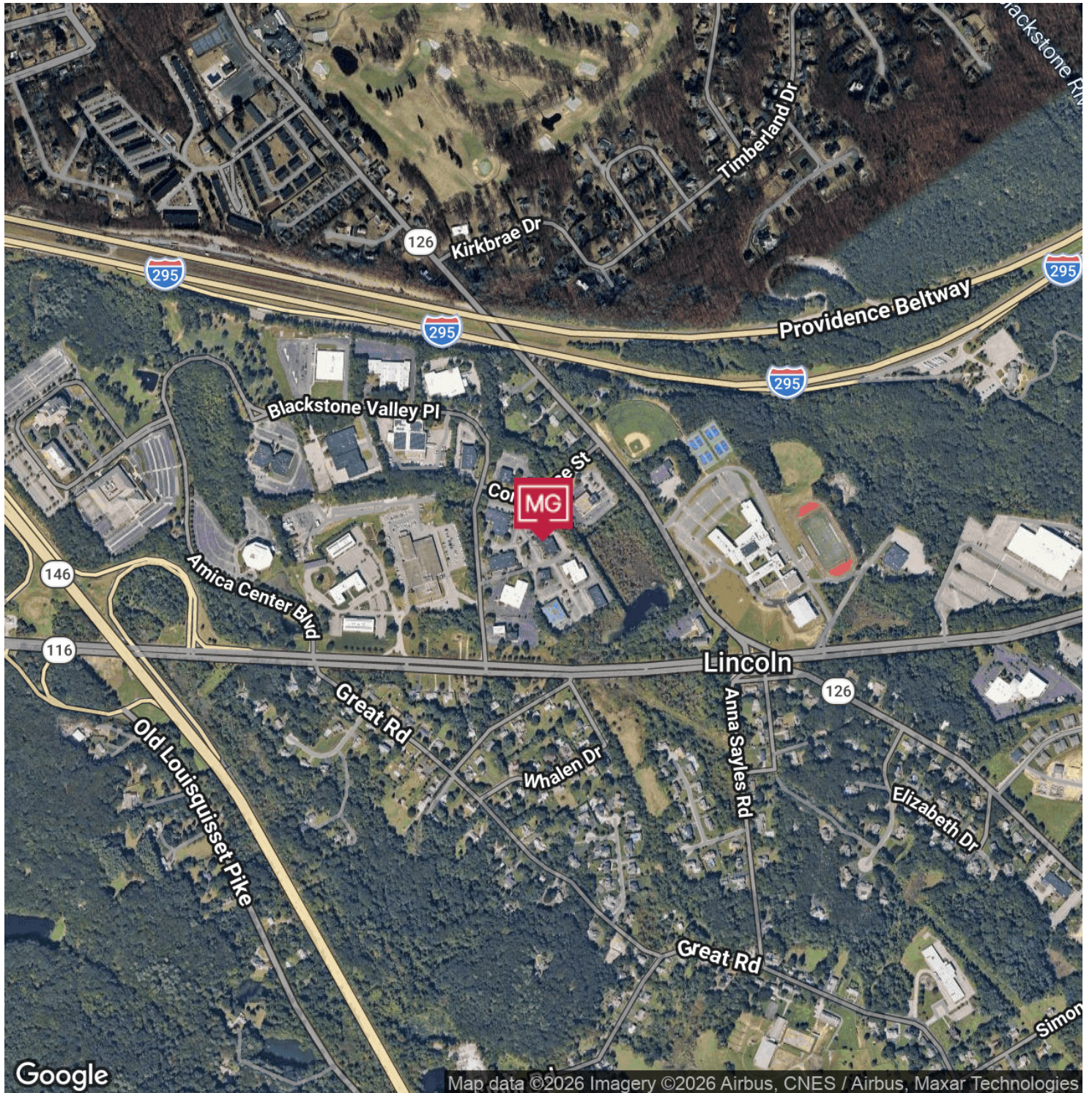
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AERIAL MAP



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