MEDICAL SPACE FOR SUB-LEASE





1598 SOUTH COUNTY TRAIL

East Greenwich, RI 02818

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MG COMMERCIAL

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PROPERTY SUMMARY





1598 South County Trail is a 59,800 SF Class "A" medical office building that underwent a major rehab in 2019. The last available space remaining is a 4,800 SF corner suite, in shell condition with large windows, and is ready for a custom fit-up. Join existing tenants, Coastal Medical, University Orthopedics, OrthoDIRECT, Advanced Dermatology, and Velocity Clinical Research in this Class "A" medical office building.

OFFERING SUMMARY

Lease Rate:	\$24.50 SF/yr (NNN)
Available SF:	4,800 SF
Building Size:	60,000 SF



LOCATION DESCRIPTION

1598 South County Trial is located on Route 2 in East Greenwich on the "medical-mile" and is surrounded by all of the top medical providers in Rhode Island. Easy access from Route I-95 and Route 4 with many amenities close by.

PROPERTY HIGHLIGHTS

- · Covered patient drop-off
- · Space currently in shell condition, ready for a custom buildout
- Ample parking @ 6/1,000 SF
- Street signage
- Last suite available in the building
- Professional Property Management

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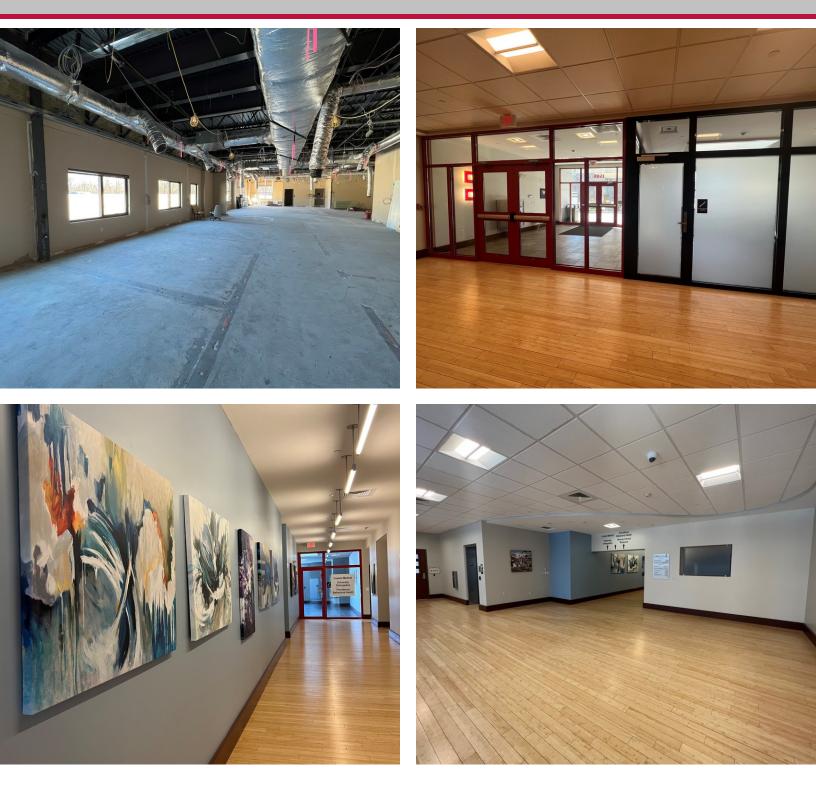
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ADDITIONAL PHOTOS



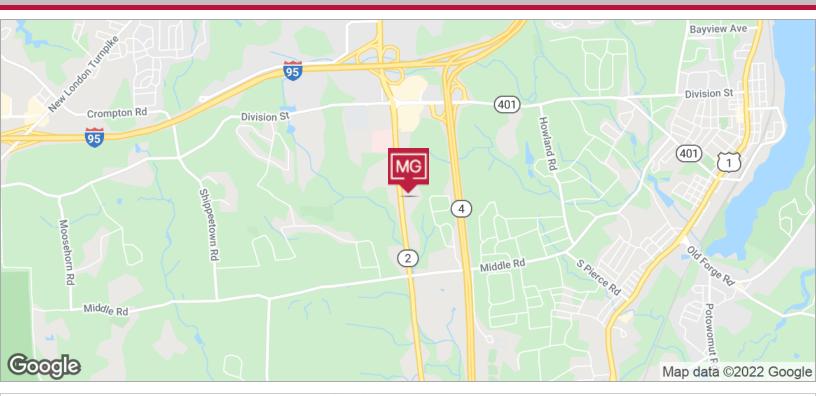
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LOCATION MAPS



1598 South County Trail - Lease Plan



Second Floor

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