

MEDICAL SPACE FOR SUB-LEASE



1598 SOUTH COUNTY TRAIL

East Greenwich, RI 02818

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

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.

LOCATION DESCRIPTION

1598 South County Trail 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

OFFERING SUMMARY

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

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ADDITIONAL PHOTOS

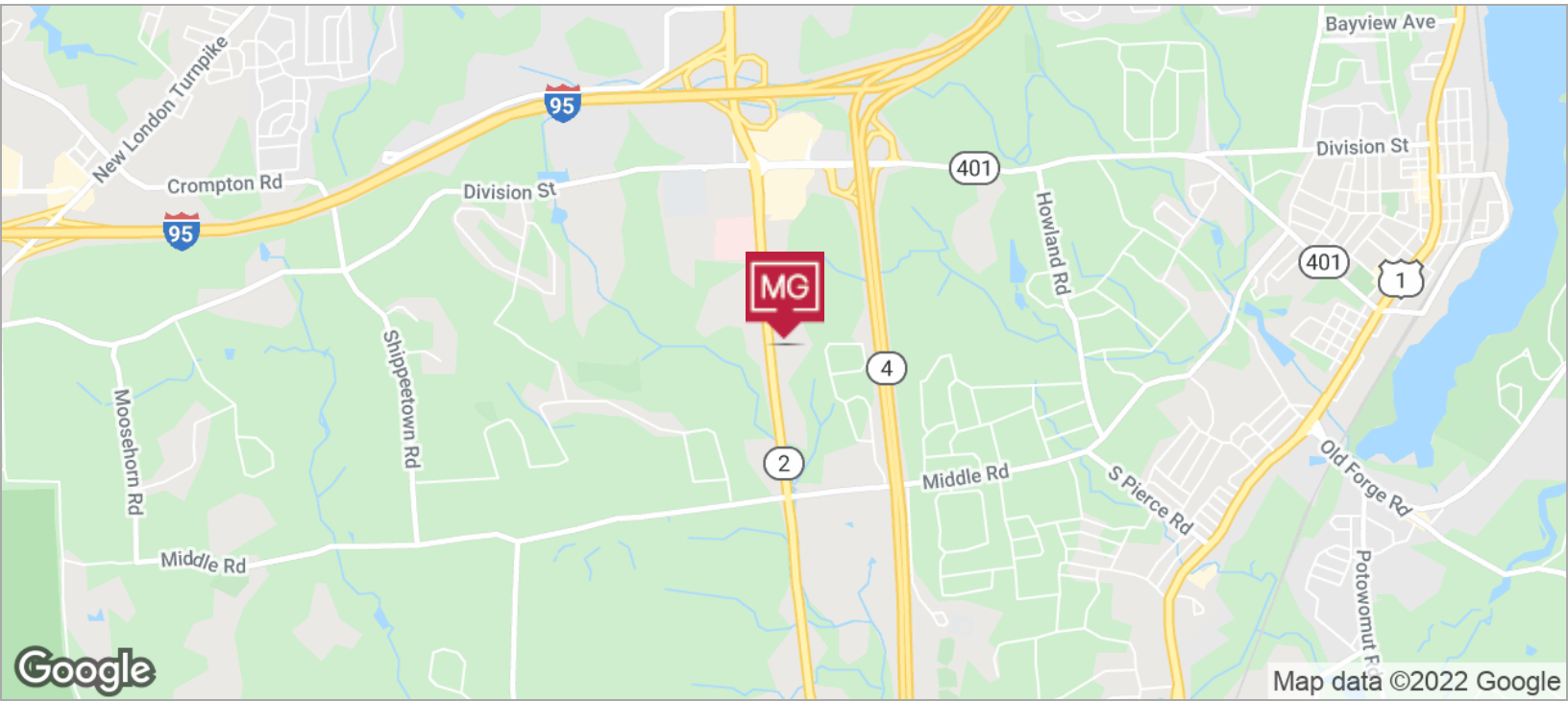


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LOCATION MAPS



1598 South County Trail - Lease Plan



Second Floor

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