

_____, including its affiliates, advisors and legal counsel (the BUYER), desires to review certain information to be provided by **Hayes & Sherry (on behalf of OWNER)** in connection with the BUYER's deciding whether to PURCHASE (the PURCHASE) the real estate located **Eagle Square Commons, Providence, RI** (the PROPERTY) from the OWNER. This letter agreement is being entered into between the BUYER AND the OWNER for purposes of proceeding further with the BUYER's evaluation of the PURCHASE, as follows: the BUYER, as a condition to being furnished with such information, agrees to treat such information and any other information, including but not limited to any information pertaining to the PROPERTY and/or the OWNER, and/or any of their parents, subsidiaries or affiliates (whether prepared by the BUYER, the OWNER, or their Representatives (as defined below), or any other party) which is furnished to the BUYER by or on behalf of the OWNER, to, on or after the date of this letter (herein collectively referred to as the "Furnished Information"), together with documents or records prepared by the BUYER, the OWNER, or their shareholders, partners, members, directors, officers, managers, employees, agents, advisors, representatives or associates (collectively, the "Representatives"), or others which contain or reflect or are generated from the Furnished Information (collectively, the "Confidential Material"), confidentially in accordance with the provisions of this letter. The term "Confidential Material" does not include information which (i) is already in the possession of the BUYER prior to the delivery thereof to the BUYER, provided that such information is not known by the BUYER to be subject to another confidentiality agreement with or other obligation of secrecy to the disclosing party, or (ii) becomes generally available to the public or the industry other than as a result of disclosure pursuant to this letter.

The BUYER acknowledges the confidential nature of the Confidential Material and the damage that could result to the OWNER if information contained therein is disclosed to any third party. The BUYER hereby agrees that the Confidential Material will be used solely for the purpose of evaluating the PURCHASE, and that such information will be kept confidential by the BUYER and its Representatives and will not be used for any other purpose, published or disclosed to any other party; provided, however, that any of such information may be disclosed to the BUYER's Representatives who need to know such information for the purpose of evaluating the PURCHASE (provided such Representatives shall be informed that such information is Confidential Material and shall be directed to treat such information confidentially). It is further agreed that the BUYER shall be responsible for any breach of this agreement by any of its Representatives.

The BUYER hereby acknowledges and agrees that the OWNER and its Representatives are not making any representation or warranty, express or implied, as to the accuracy or completeness of the Confidential Material. The BUYER agrees that the OWNER and its Representatives shall not have any liability to the BUYER or its Representatives relating to or resulting from the use of the Confidential Material or the accuracy thereof. Only representations and warranties which are contained in a final definitive agreement regarding the PURCHASE, when, as and if executed by the OWNER and the BUYER, and subject to such limitations, conditions and restrictions as may be specified therein, will have any legal effect.

In the event that the OWNER and the BUYER do not proceed with the PURCHASE within a reasonable time, or at any time upon the request of the OWNER, the BUYER shall promptly deliver to the OWNER all written Confidential Material and any other written material containing or reflecting any information in the Confidential Material and will not retain any copies, extracts or other reproductions in whole or in part of such written material. Further, in the event that the OWNER and the BUYER do not proceed with the PURCHASE within a reasonable time, neither BUYER nor its Representatives shall, without the prior written consent of the OWNER, use any of the Confidential Material for any purpose.

The BUYER and the OWNER agree that, unless and until a final definitive agreement between them with respect to the PURCHASE has been executed and delivered, neither the BUYER nor the OWNER, nor any of their affiliates, will be under any legal obligation of any kind whatsoever with respect to the PURCHASE by virtue of this or any written or oral expression with respect to the PURCHASE by either party or their respective Representatives, except, in the case of this letter, for the matters specifically agreed to herein.

No failure or delay in exercising any right, power, or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder. The BUYER acknowledges and agrees that money damages would not be a sufficient remedy for any breach of this letter agreement by the BUYER, and that the OWNER shall be entitled to specific performance and injunctive or other equitable relief as remedies for any such breach. Such remedies shall not be deemed to be the exclusive remedies but shall be in addition to all other remedies available at law or in equity.

The BUYER acknowledges and agrees that the OWNER may engage in discussions and enter into agreements with respect to a PURCHASE of the Property with entities other than the BUYER.

>>>>><<<<<<<<<

ACKNOWLEDGE AND RETURN THE FOLLOWING TO: FPISTACCHIO@HAYESSHERRY.COM or DBOULET@HAYESSHERRY.COM

Upon receipt of this executed agreement, release aforementioned information pertaining to the PROPERTY in accordance with the terms contained herein, accepted and acknowledged. Forward to the following address:

☐ FPISTACCHIO@HAYESSHERRY.COM or DBOULET@HAYESSHERRY.COM
Email address

☐ **146 Westminster Street 2nd Floor, Providence, Rhode Island**
USPS mailing address

Agreed to and accepted this on _____

Company: _____

Title: _____



HAYES & SHERRY

Eagle Square Commons

Retail Condominium

Eagle Street & Atwells Ave, Providence, RI

INVESTMENT OPPORTUNITY ± 104,000 SF | MIXED-USE | RETAIL | MOB



Executive Summary

Hayes & Sherry, a Cushman & Wakefield Alliance member, is pleased to offer for sale the Eagle Square Retail Condominium, totaling $\pm 103,661$ SF consisting of all ground floor spaces at Eagle Square Commons except the Price Rite. The property is set within converted historic mill buildings, Eagle Square creates a vibrant, walkable city center environment. The property benefits from strong visibility and accessibility via Atwells and Harris Avenues and is conveniently located next to Federal Hill (Providence's Little Italy) and less than two miles from Downtown Providence.

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	48,303	155,553	245,404
Avg. HH \$	\$80,021	\$73,303	\$78,890
Employees	21,997	90,364	125,049
Businesses	2,186	7,628	12,167

Property Highlights

- Anchored by Price Rite (Ranked #2 in sales in the US)
- Adjacent to the famous Federal Hill, Providence's Little Italy
- 24-hour mixed-use property with retail, medical, office and residential
- Award winning historic mill renovation project
- Convenient public transit connectivity
- Co-anchored by VA Medical (GSA Credit)
- High traffic location
- Walkable, amenity-rich environment
- Long-standing community destination
- Strong daytime population and retail visibility

1900/2003

YEAR BUILT/RENOVATED



$\pm 103,661$ SF

BUILDING AREA



± 8.0 Acres

LAND AREA



78%

OCCUPANCY



37%

GSA CREDIT



On Site Amenities



Eagle Square Commons

Retail Condominium

Eagle Street & Atwells Ave, Providence, RI



47 Eagle Square



45 Eagle Square



Price Rite
MARKETPLACE
Not included in Sale

75 Eagle Square



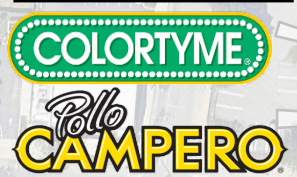
79 Eagle Square



589 Atwells Ave



661 Atwells Ave



85 Eagle Square



623 Atwells Ave



579 Atwells Ave



Eagle Square Commons

Retail Condominium

Eagle Street & Atwells Ave, Providence, RI

Building Overview



45 Eagle Square

University Chiropractic
Woon. River Council



47 Eagle Square

Snipes
Armed Service
Coast Guard



75 Eagle Square

Veterans P.T
Santander ATM



85 Eagle Square

Nightingale Veterinary



79 Eagle Square

Rainbow



589 Atwells Ave

Vacant



661 Atwells Ave

Pollo Campero
ColorTyme



623 Atwells Ave

Veterans Audiology
Veterans Eye Clinic



579 Atwells Ave

Dunkin
Subway
MadRag
H&R Block
Vasilios Pizza
T Nails

Address	Suite	Tenant	Size
661 Atwells	100	Pollo Campero	2500
661 Atwells	101	Color Tyme	2500
589 Atwells	100	VACANT	9100
623 Atwells	101-102-103	Veterans - Audiology	6898
623 Atwells	104-107	Veterans - Eye Clinic	10000
623 Atwells		Santander Kiosk ATM	116
623 Atwells	108	VACANT	2297
579 Atwells	101	Dunkin Donuts	2500
579 Atwells	102	Subway	2000
579 Atwells	103-105	Mad Rag	5200
579 Atwells	106	VACANT	2800
579 Atwells	107	H&R Block	2500
579 Atwells	108	T Nails	2000
579 Atwells	109	Vassilios Pizza	2200
85 Eagle		Nightingale Vet.	2520
79 Eagle		Rainbow Shops	7558
		Veterans - Phys	
75 Eagle	101	Therapy	15500
75 Eagle	102	VACANT	2150
47 Eagle	101	VACANT	2500
47 Eagle	102	VACANT	4000
47 Eagle	103	Snipes	5000
		Armed Service	
47 Eagle	104	Recruiting	4300
47 Eagle	105	Coast Guard Recruiting	1500
45 Eagle	100-101	University Chiropractic	2017
45 Eagle	102	Vassillios Pizza	1469
45 Eagle	200	VACANT	1862
45 Eagle	201	Woon River Council	1568





50 MILES
BOSTON

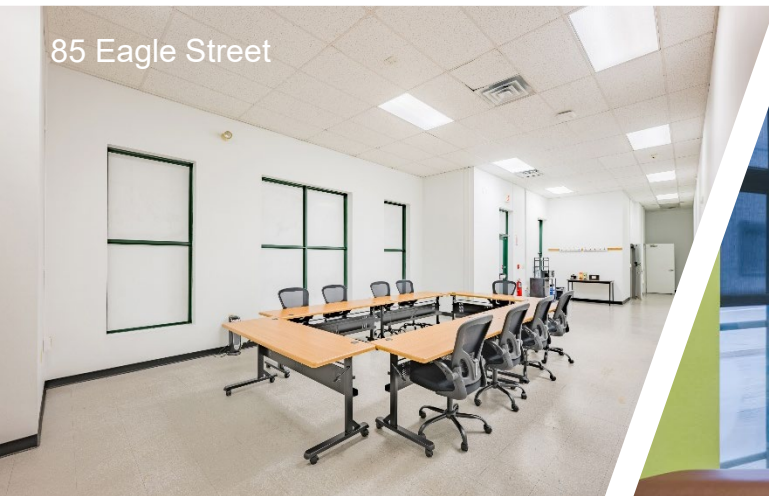


13 MINUTES
T.F. GREEN AIRPORT



DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	48,303	155,553	245,404
Avg. HH \$	\$80,021	\$73,303	\$78,890
Employees	21,997	90,364	125,049
Businesses	2,186	7,628	12,167

85 Eagle Street



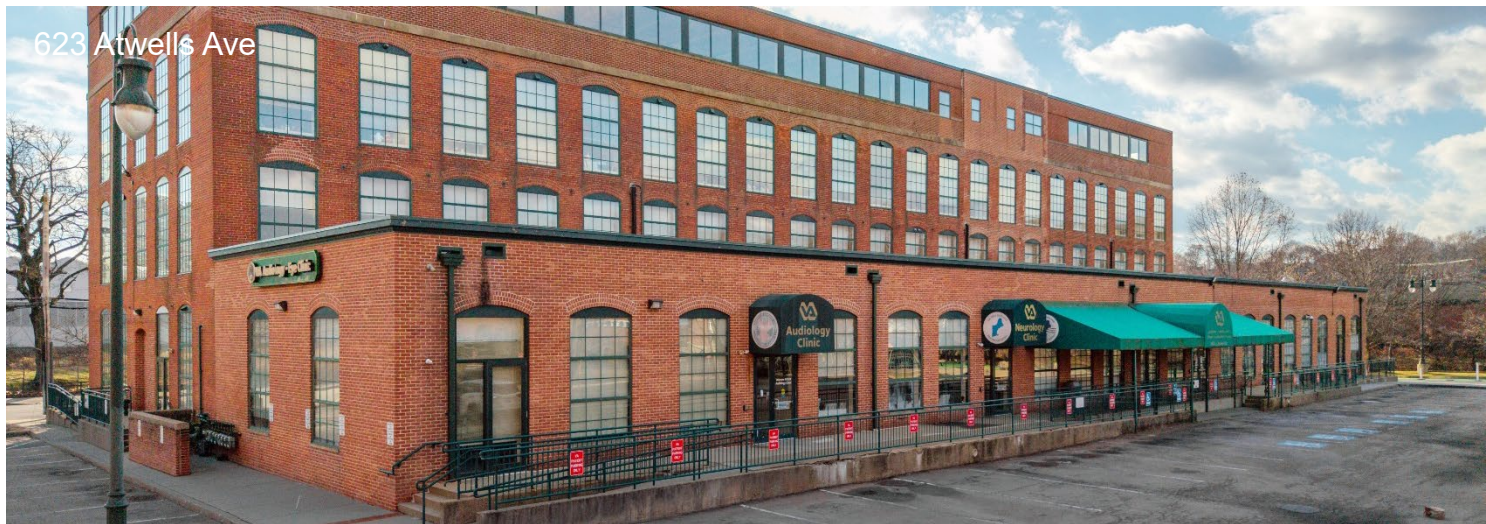
661 Atwells Ave



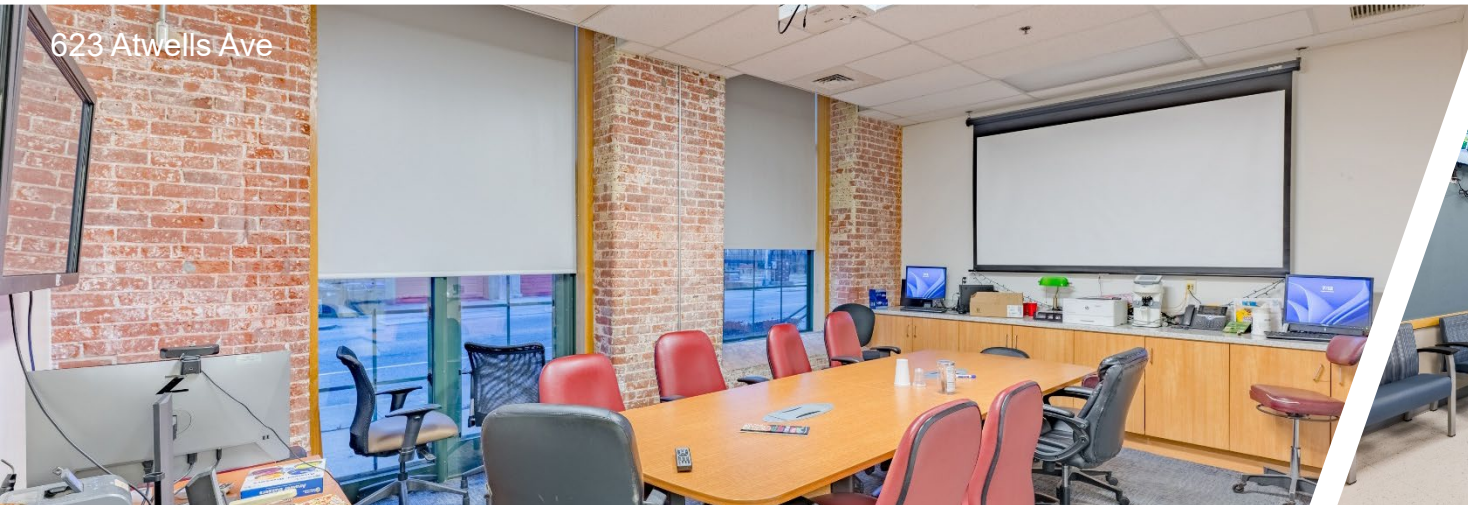
661 Atwells Ave



623 Atwells Ave



623 Atwells Ave



623 Atwells Ave

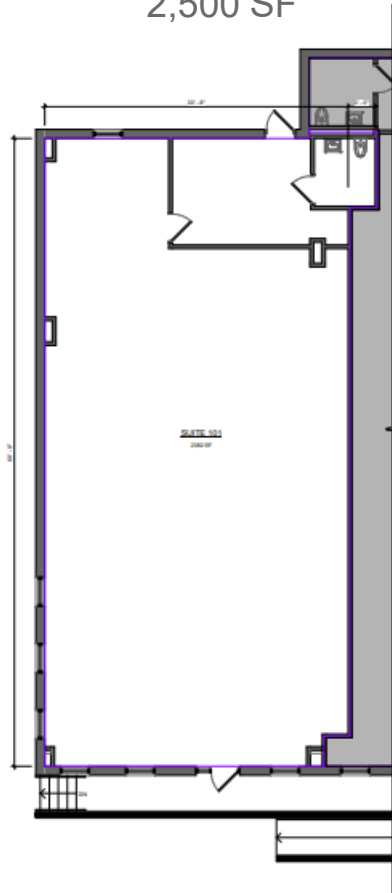


Vacant Floorplans

47 Eagle Street

Suite 101

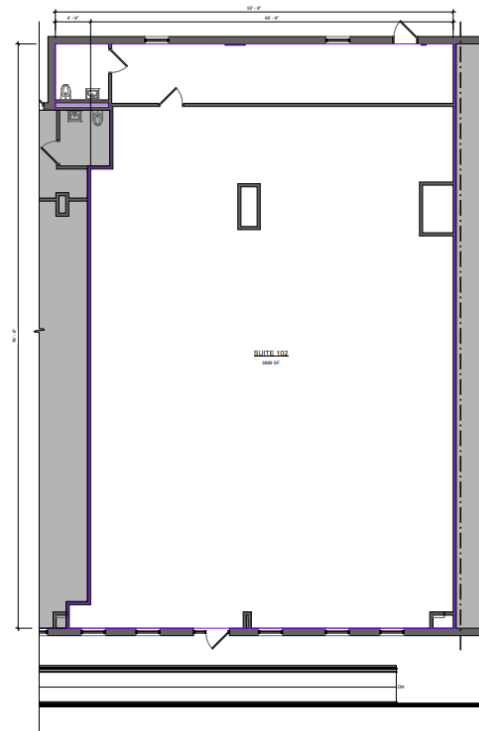
2,500 SF



47 Eagle Street

Suite 102

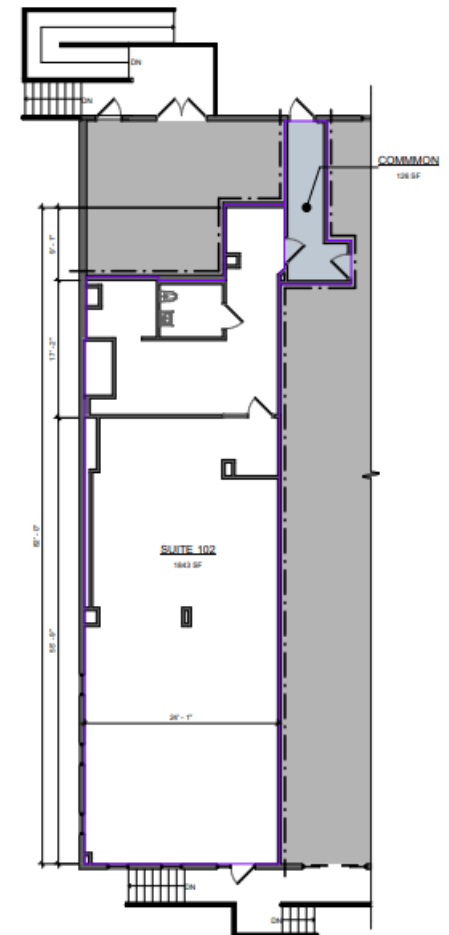
4,000 SF



75 Eagle Street

Suite 102

2,150 SF

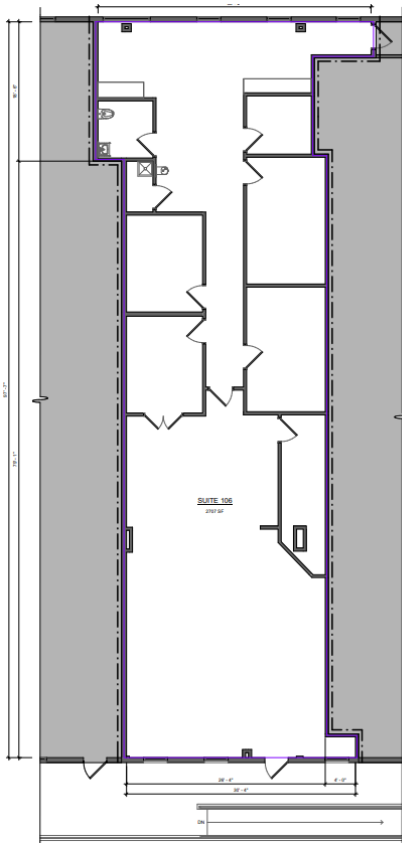


Vacant Floorplans

579 Atwells Ave

Suite 106

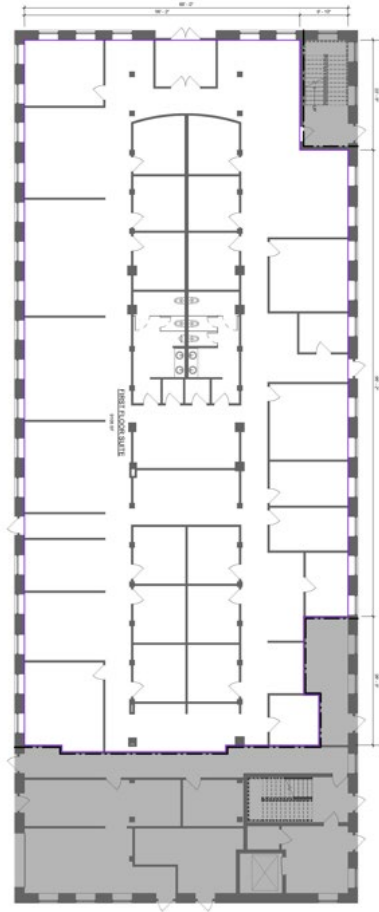
2,800 SF



589 Atwells Ave

Suite 100

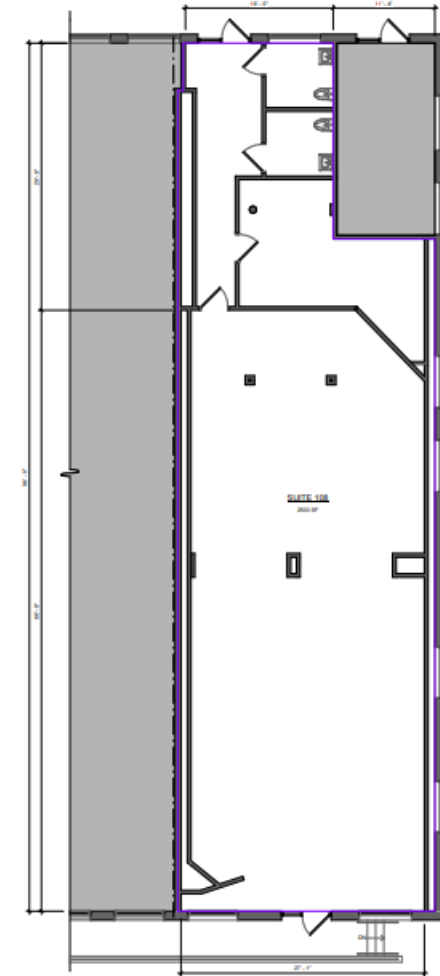
9,100 SF



623 Atwells Ave

Suite 108

2,297 SF



579 Atwells Ave



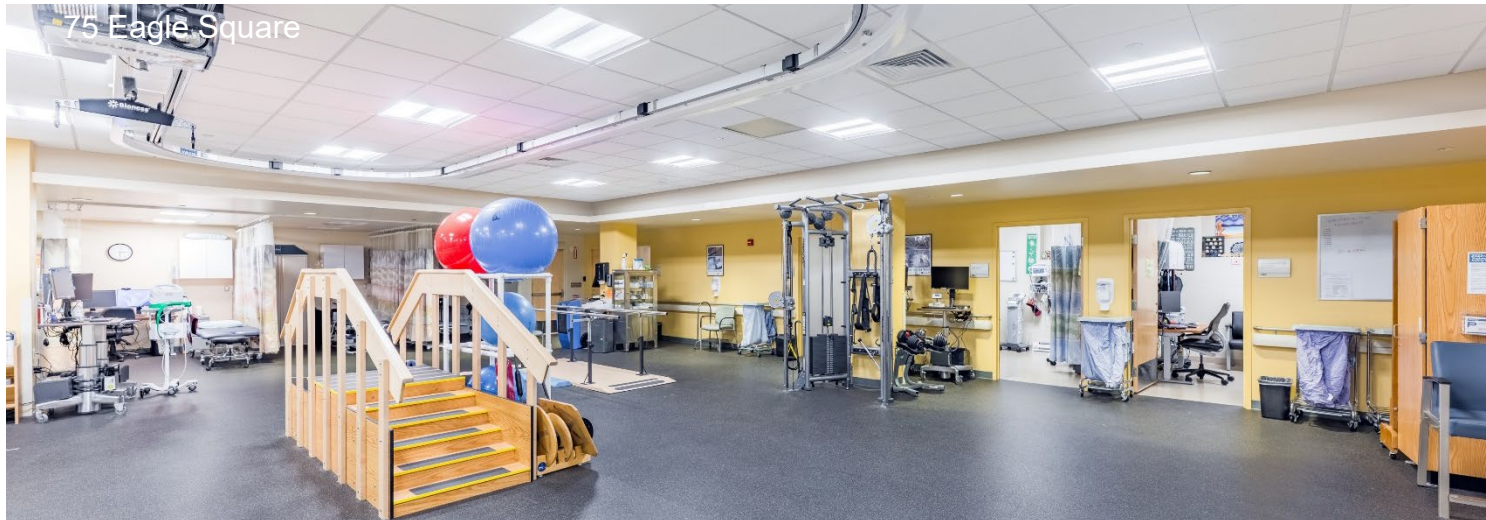
579 Atwells Ave



579 Atwells Ave



75 Eagle Square



75 Eagle Square



589 Atwells Ave



EAGLE SQUARE COMMONS

RETAIL CONDOMINIUM

EAGLE STREET & ATWELLS AVE, PROVIDENCE, RHODE ISLAND 02909

For Property Inquiries, please contact:

Matt Fair
Partner
401.273. 2053
mfair@hayessherry.com

Bill Greene
Partner
401.273.7429
bgreene@hayessherry.com



**CUSHMAN &
WAKEFIELD**

HAYES & SHERRY

146 Westminster Street, 2nd floor
Providence, RI 02915
401.273.1980
hayessherry.com