

sweeney

REAL ESTATE & APPRAISAL

OFFICE FOR LEASE

THE GREENWICH MILLS 42 LADD STREET WARWICK/EAST GREENWICH RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



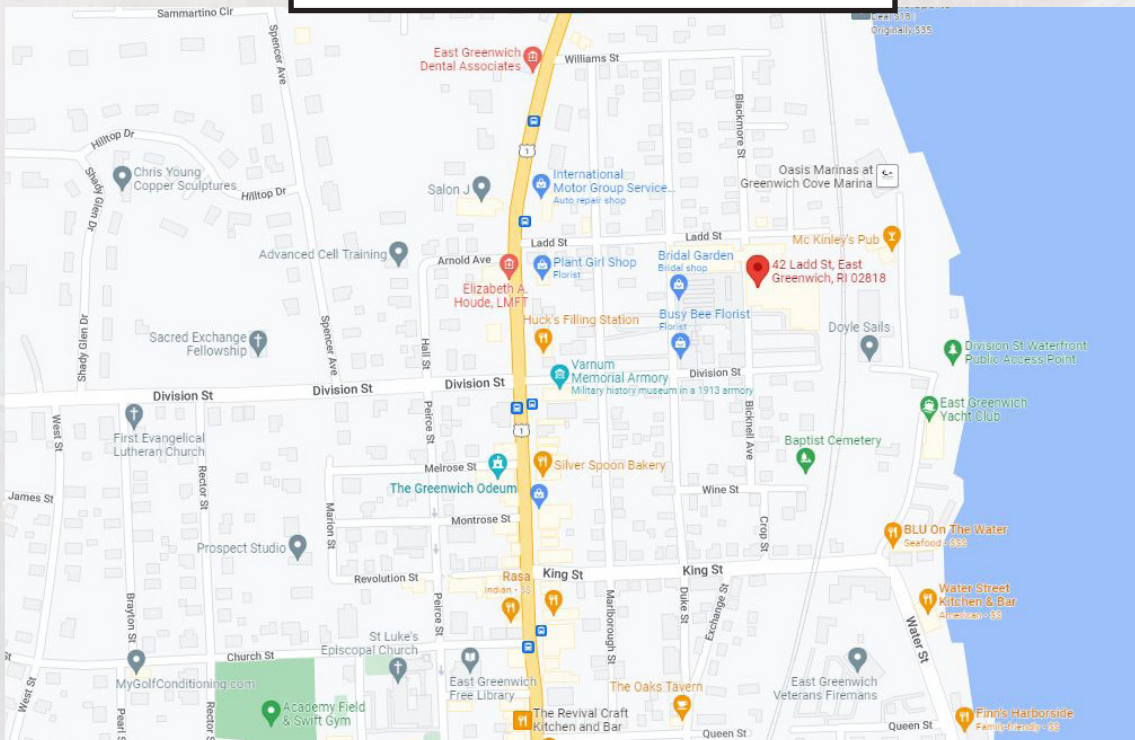
THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300 | 401-523-5101

THE GREENWICH MILLS WARWICK/EAST GREENWICH RHODE ISLAND

DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	4,315	\$118,723
3 Miles	34,713	\$106,883
5 Miles	103,587	\$93,859

MARKET AERIAL



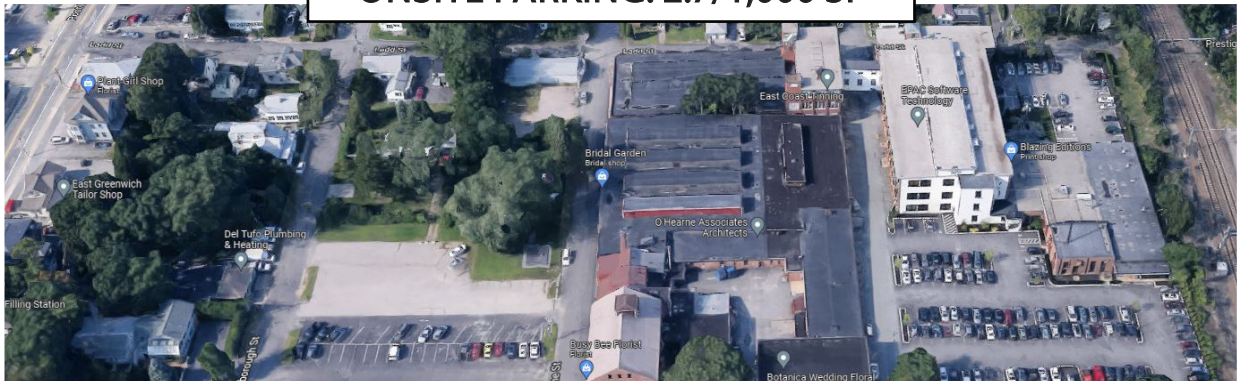
THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300

THE GREENWICH MILLS WARWICK/EAST GREENWICH RHODE ISLAND

PROPERTY DETAILS

- 18,348± SF Office Space
- Multiple Conference Rooms
- Executive Offices
- Multiple Private Offices
- Large Open/Cubicle Area
- Renovated Mill Property
- Hill and Harbor District
- Exposed Brick
- Ample Natural Light
- Passenger Elevator
- ADA Compliant
- Mix of Office & Retail Uses
- Minutes to I-95
- Close to T.F. Green Airport
- Furniture Can Be Included

ONSITE PARKING: 2.7/1,000 SF



THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300

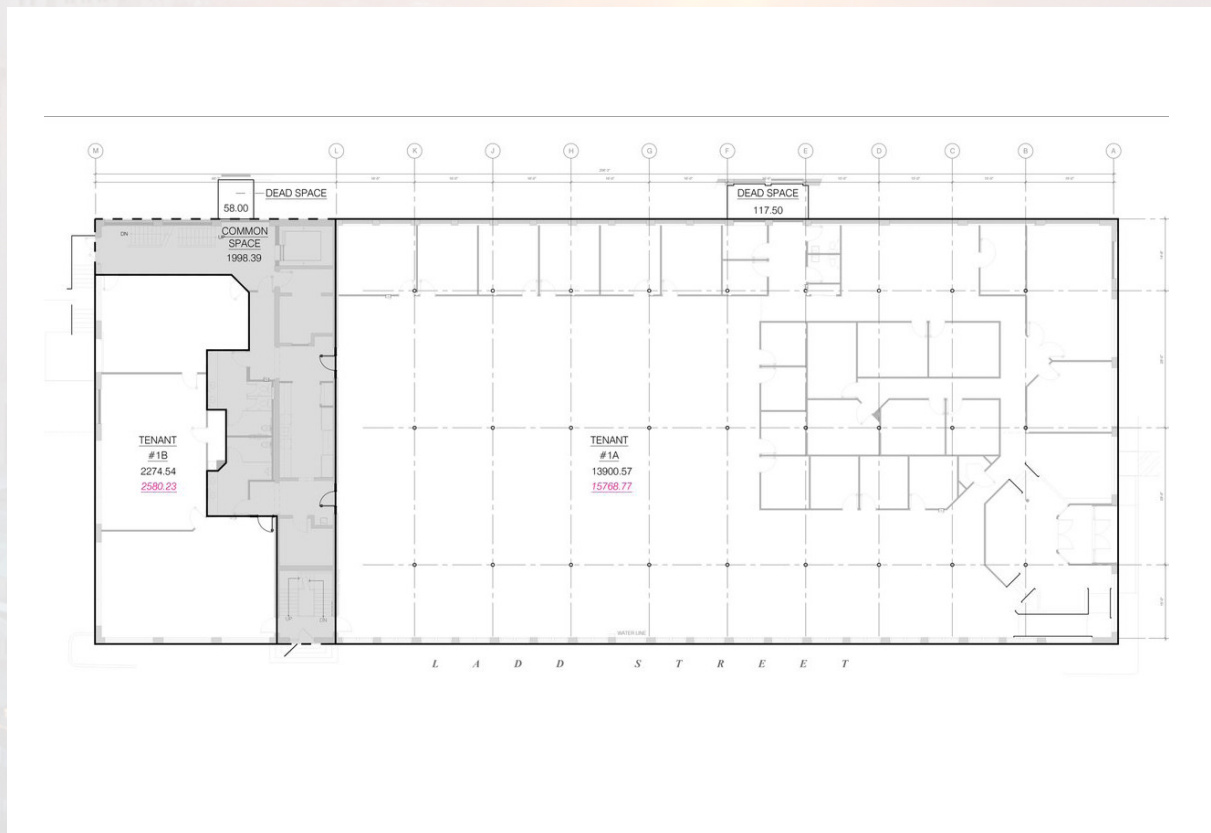
sweeney

REAL ESTATE & APPRAISAL

THE GREENWICH MILLS WARWICK/EAST GREENWICH RHODE ISLAND

RENTAL RATE: \$19.75/SF
LEASE TYPE: MG (Gas, Electric & Janitorial)

BUILDING PLANS



THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300

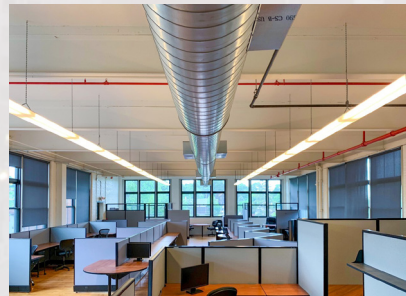
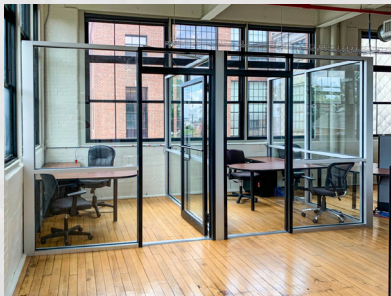
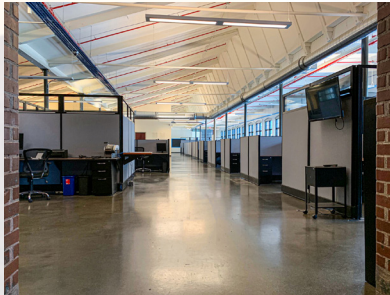
All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.

sweeney
REAL ESTATE & APPRAISAL

OFFICE FOR LEASE

THE GREENWICH MILLS
42 LADD STREET
WARWICK/EAST GREENWICH
RHODE ISLAND

ADDITIONAL PHOTOS



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300 | 401-523-5101