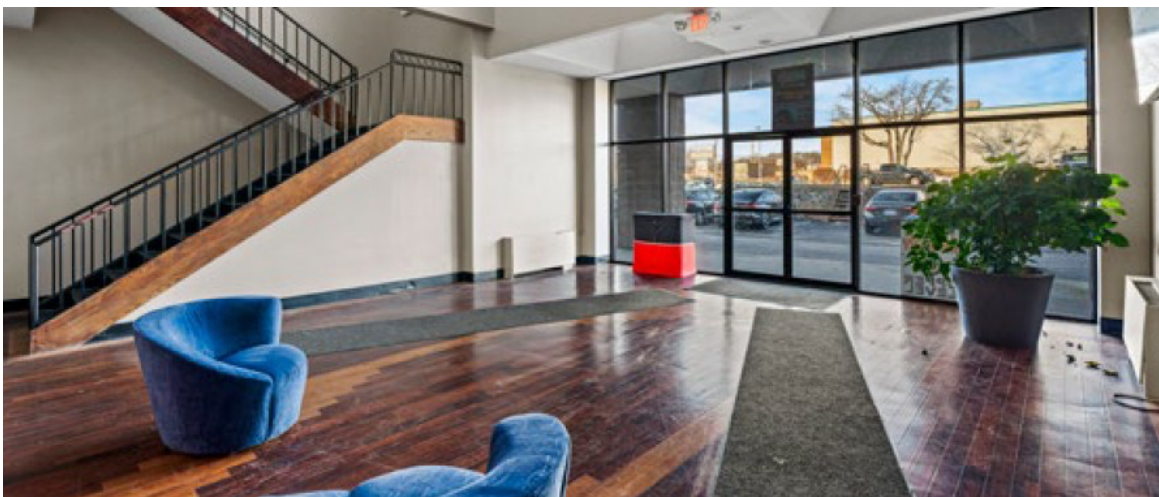


## **800 sf of Retail Space Available at St. James Place, 200 Bald Hill Rd. Warwick, RI 02886**



*Available 800 sf of retail space on the first floor with private sidewalk entrance. This multi-use commercial space on the 1st floor of the recently updated St. James Place offers excellent visibility from the high-traffic Bald Hill Road. Centrally located in Warwick, the property is also visible from Lambert Lind Highway (RT 5) and Oaklawn Ave, making it highly accessible. Just ½ mile from Interstate 295 and the RT 2 Interchange, and only 1 mile to Interstate 95, this location is ideal for office or retail use. Ample parking is available with 178 spaces in the complex, and the area is surrounded by shops, restaurants, and other retail amenities. Prices are negotiable based on tenant requirements.*



# ***HIGHLIGHTS***

- *Property features include unparalleled visibility, with signage,*
- *Exceptional first floor retail, arts, entertainment, recreation or office opportunities, suitable for any type of business need.*
- *On site management, maintenance.*
- *High volume of foot traffic at the property because of the diverse tenants on site.*
- *Located directly on Route 2 with immediate access to Interstates 95/295 and Route 37.*
- *Open Floor Plan Layout.*
- *Lease rate does not include utilities, property expenses or building services*
- *Specific Tenant Built-Out requirements are negotiable.*
- *Finished Ceilings: 15'*
- *Recently renovated property*
- *Proximity to shops, restaurants, and major highway*
- *178 parking spaces*



