

FOR LEASE

# 1405 South County Trail

East Greenwich, RI



## EAST GREENWICH MEDICAL CENTER



UP TO  $\pm 31,690$  SF AVAILABLE,  $\pm 15,845$  SF PER FLOOR (WILL SUBDIVIDE)



SYNERGISTIC MEDICAL COMMUNITY; FULL-SERVICE IMAGING & LAB ON-SITE



EASY HIGHWAY ACCESS I-95/RTE. 4



STRONG POPULATION AND INCOME DEMOGRAPHICS



CONVENIENT ACCESS TO NUMEROUS AREA RETAILERS



# 1405 SOUTH COUNTY TRAIL

## Property Description

**1405 South County Trail** in East Greenwich is the premier building in the East Greenwich Medical Center with over 30,000 SF of contiguous space available and significant branding opportunities located in the heart of the “Medical Mile”.

The property is home to a full spectrum of top-quality hospital and provider networks including imaging and laboratory services on-site.

Convenient highway access to I-95 and Route 4 along with close-proximity to a number of nearby shopping and retail offerings make the East Greenwich Medical Center RI’s premier medical destination.

## Infrastructure & Systems

LAND AREA	3.9 ACRES
RENTABLE AREA	46,997 SF
NUMBER OF FLOORS	THREE
YEAR BUILT	2006
PARKING / RATIO	188 SPACES / 4/1,000
ELEVATORS	ONE 2,500-POUND CAPACITY
ELECTRIC SERVICE	1,200 AMPS, SEPARATELY METERED
LIFE SAFETY	HARDWIRED FIRE ALARM, SMOKE & HEAT DETECTORS, EMERGENCY LIGHTING, SPRINKLER SYSTEM



### NOTABLE TENANTS

SOUTH COUNTY HEALTH

KENT HOSPITAL

UNIVERSITY GASTROENTEROLOGY

BROWN MEDICINE  
BROWN PHYSICIANS, INC.

Care New England

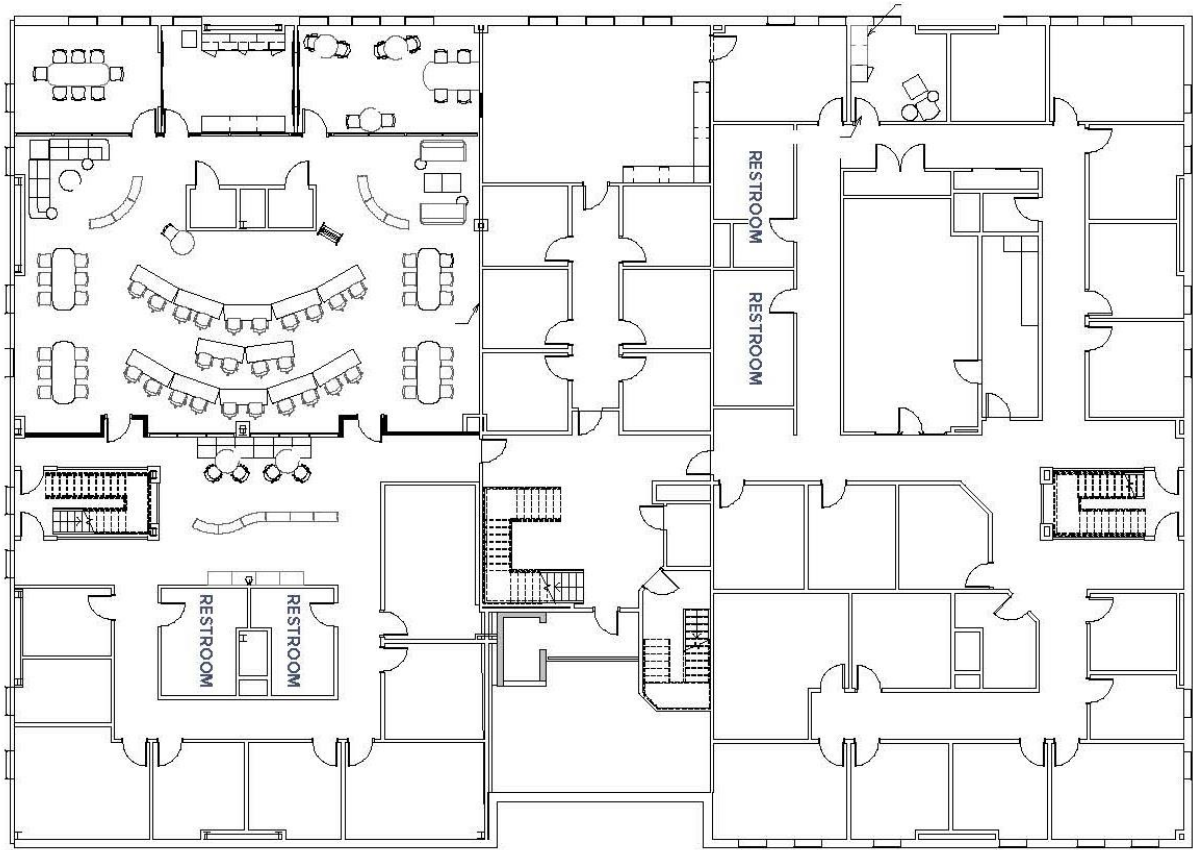
RHODE ISLAND MEDICAL IMAGING

Lifespan

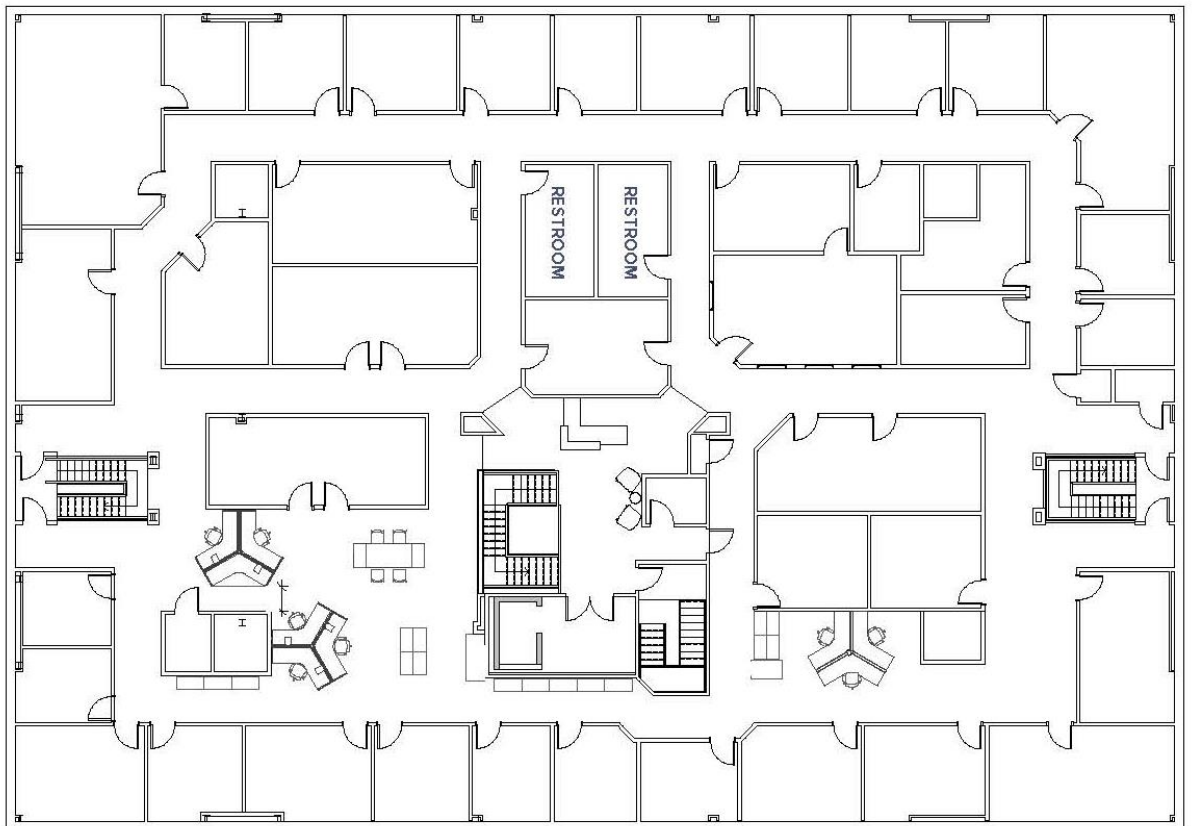
CharterCARE HEALTH PARTNERS

1405 SOUTH COUNTY TRAIL

SECOND FLOOR | ±15,845



THIRD FLOOR | ±15,845 SF



FOR LEASE

# 1405 South County Trail

East Greenwich, RI



**3 miles**

**40,214** PEOPLE

**23,047** DAYTIME POP.

**\$117,859** AVG.HH \$

**5 miles**

**108,790** PEOPLE

**55,997** DAYTIME POP.

**\$100,181** AVG.HH \$

**10 miles**

**290,311** PEOPLE

**136,812** DAYTIME POP.

**\$100,119** AVG.HH \$

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