

**Class 'A' Office
Condo
Suite 301 / 2,627 SF**

**1300 Division Road
West Warwick, RI**

THE GARDENS

Best-in-class commercial office condominium complex, 1300 Division Road, West Warwick, is located at the intersection of Routes I-95, 4 & 2 on the West Warwick - East Greenwich town line. This Property offers newly renovated / plug-and-play suite, easy highway access, strong visibility and professional property management.

Impressive, high-quality improvements, move-in ready condo is available for sale.

2,627 SF Turnkey Office Space

For Sale \$525,000

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HAYES & SHERRY

ENTRY



RECEPTION



LOBBY



OFFICE



KITCHENETTE



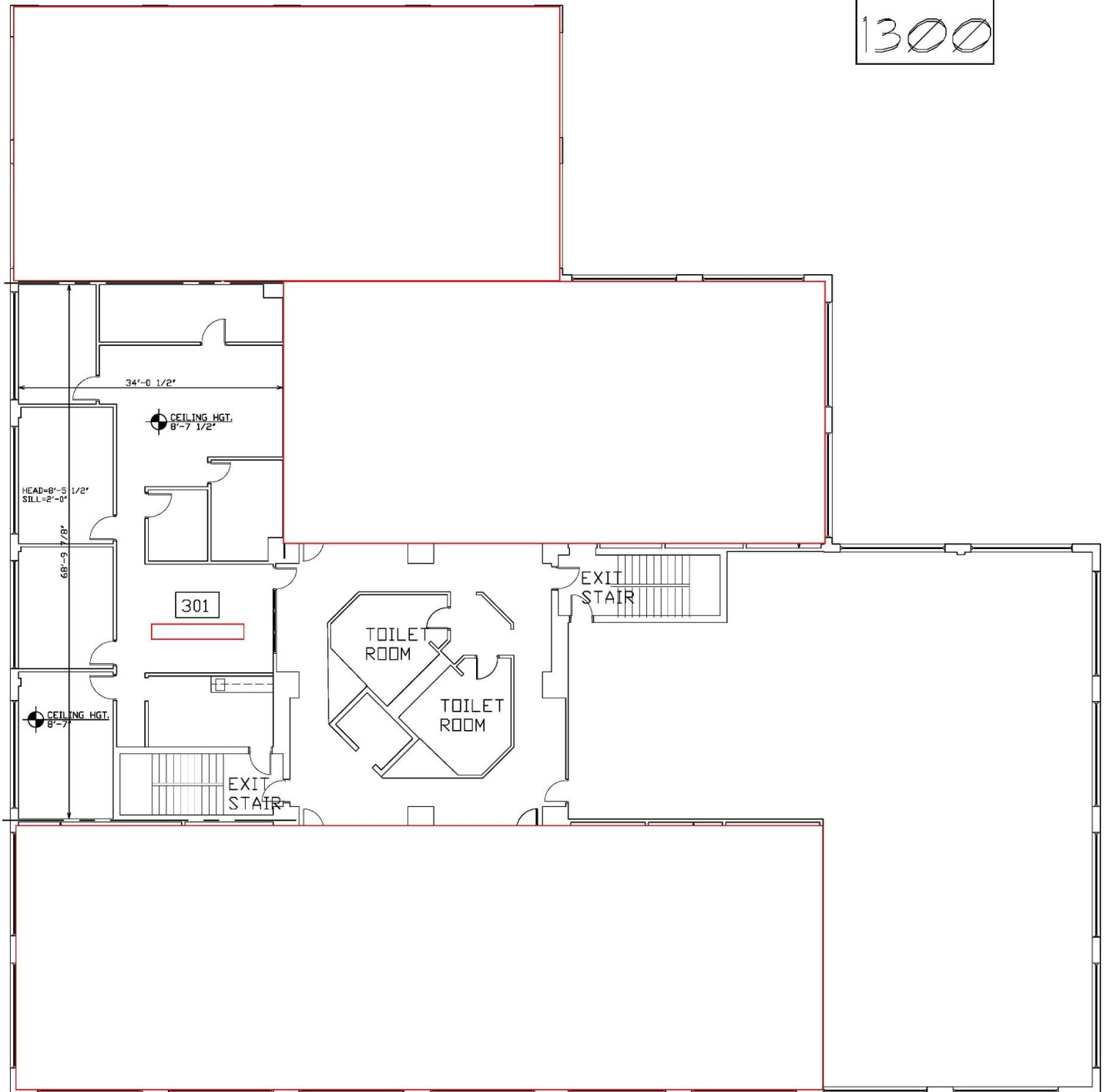
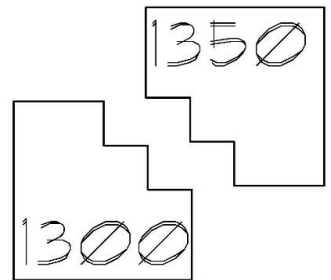
OPEN SPACE



FLOOR PLAN

2,627 SF

SUITE 301



AMENITIES

1 1300 Division Road

2 East Greenwich Square
*Dave's Market, Panera, Massage
Envy, Healthtrax Fitness...*

3 CVS

4 New England Institute
of Technology

5 Greenwich Medical Center &
Office Park

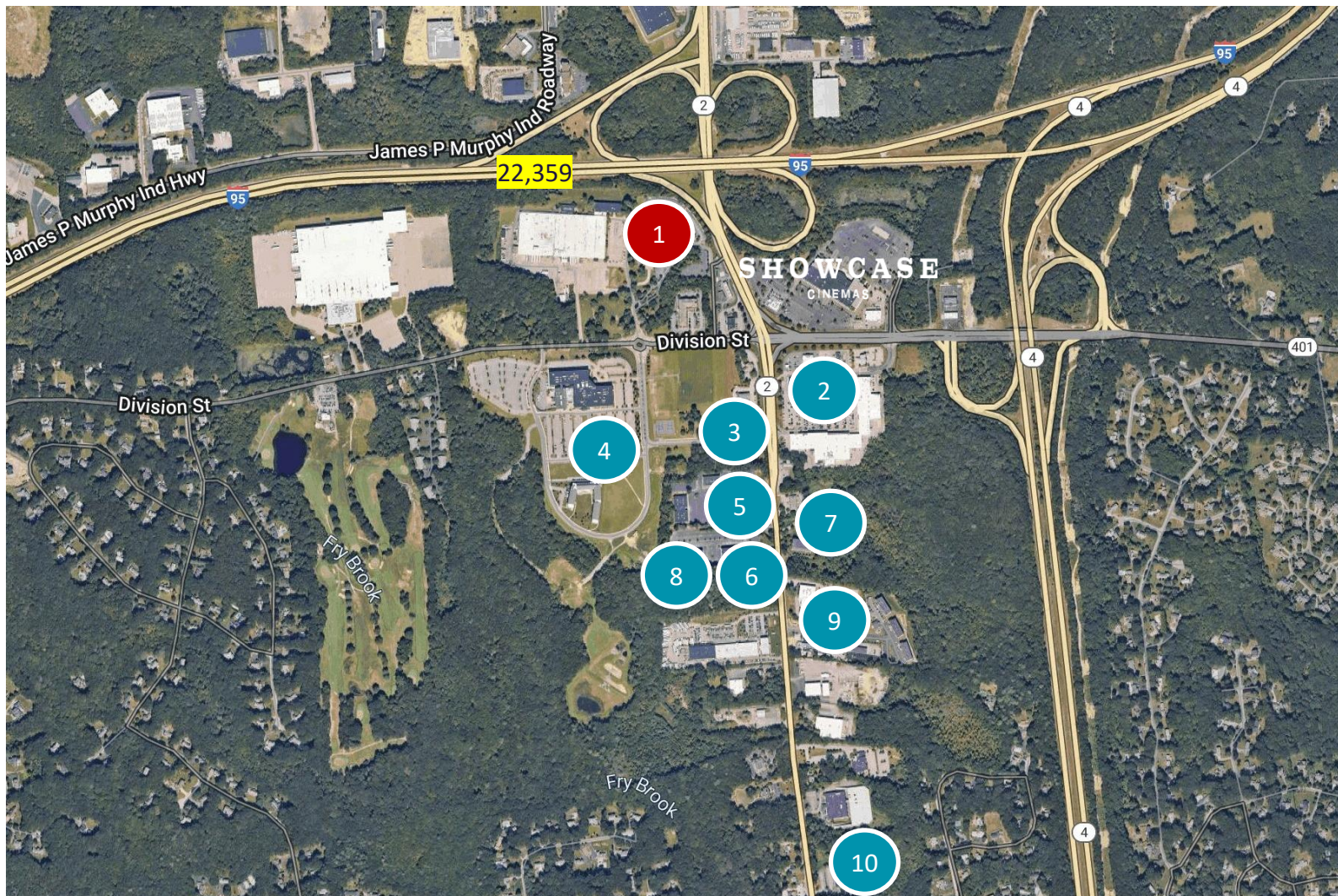
6 Brown Medical Group
Obstetrics & Gynecology

7 University Oral &
Maxillofacial Surgery

8 Care New England
Medical Group

9 Brown Health
Cardiovascular Institute

10 Dermatology
Professionals



BUILDING HIGHLIGHTS

2,627 sf

AVAILABLE

60,000 sf

BUILDING SIZE

4.7/1,000

PARKING RATIO

DRIVE TIMES

19 mins.

PROVIDENCE

28 mins.

NEWPORT

9 mins.

T.F. GREEN
INTERNATIONAL

7 mins.

EAST
GREENWICH

DEMOGRAPHICS (5 miles)

117,143

POPULATION

\$123,495

AVERAGE HOUSEHOLD
INCOME

53,753

DAYTIME POPULATION

43

MEDIAN AGE

53,735

HOUSING UNITS

5,749

BUSINESSES



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