

PRICE REDUCED - OFFICE BUILDING FOR LEASE



# 99 WAYLAND AVENUE

Providence, RI 02906

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

MG Commercial Real Estate is pleased to offer this unique opportunity for single tenant occupancy in this premier office building in Wayland Square. Totalling 8,638 GRSF, 99 Wayland is perfect for a single tenant occupier or can be subdivided to suites ranging from 1,474 SF. In addition this office building offers secure, in-building, garaged parking for up to 10 vehicles.

## PROPERTY HIGHLIGHTS

- Unique opportunity for single tenant occupancy in a signature, highly visible office building
- Garaged parking for 10 vehicles included at no additional cost
- Located in the highly desirable Wayland Square
- Easily accessed from Route 195

## LOCATION DESCRIPTION

99 Wayland Avenue is ideally located in the heart of Wayland Square at the 4-way stop intersection of Wayland Avenue and Pitman Street. This signature building's location provides tremendous visibility and is easily accessed from Route 195. In addition, it is surrounded by all amenities Wayland Square has to offer and sits adjacent to East Side Marketplace.

## OFFERING SUMMARY

Lease Rate:	\$24.50/SF/yr (MG)
Lease Rate Reduced From:	\$32.00/SF/yr (MG)
Available SF:	1,474 - 8,638 SF
Lot Size:	0.11 Acres
Building Size:	8,638 SF

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# ADDITIONAL PHOTOS



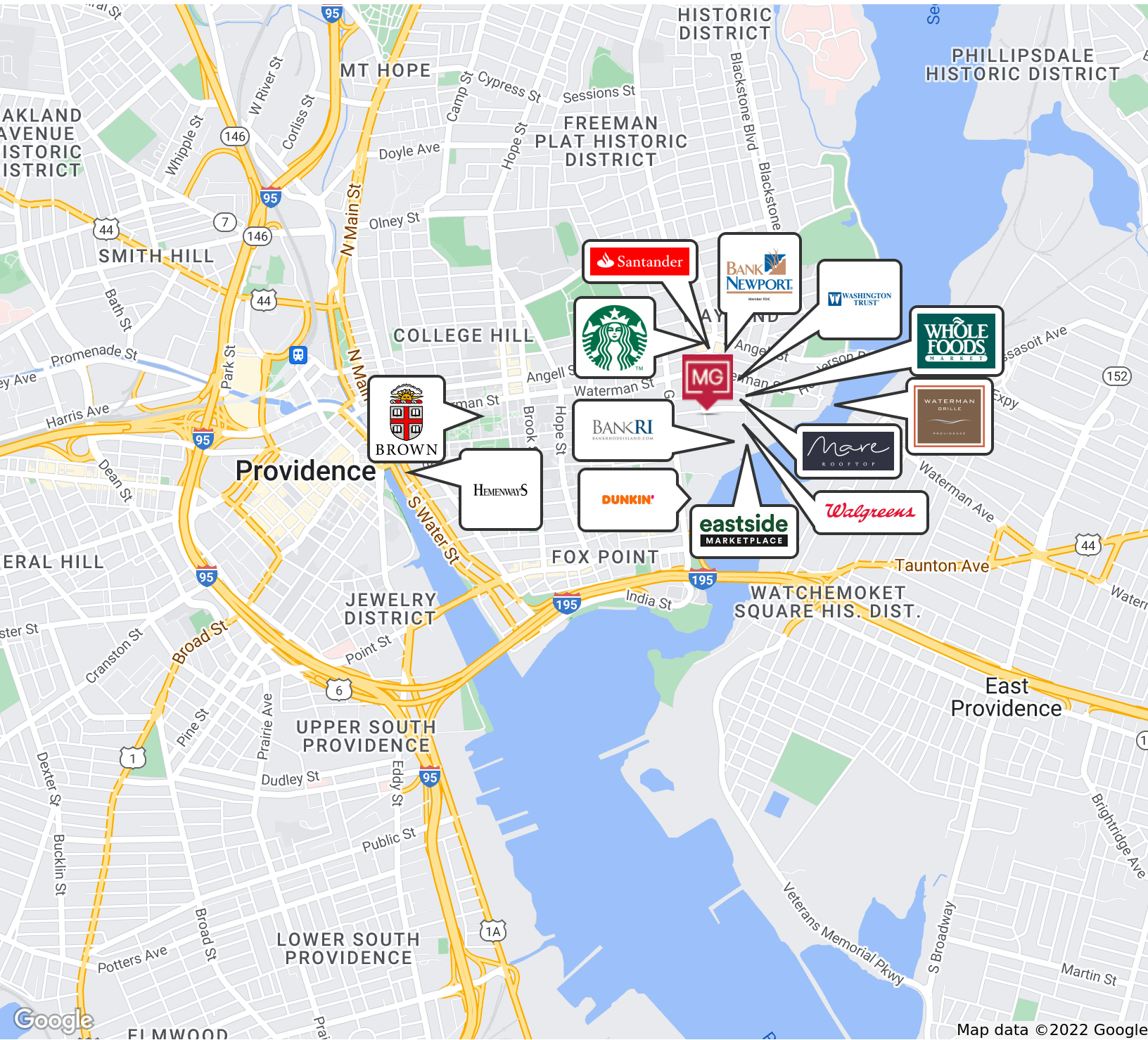
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# AREA MAP



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