

235 Promenade Street, Suite 497

The Foundry Complex, Providence, RI 02908



853 SF
Office Space





The Foundry

THE PROMENADE APARTMENTS

THE PROMENADE



Building Specs: 235 Promenade Street, #497 Providence RI

Suited for Office use

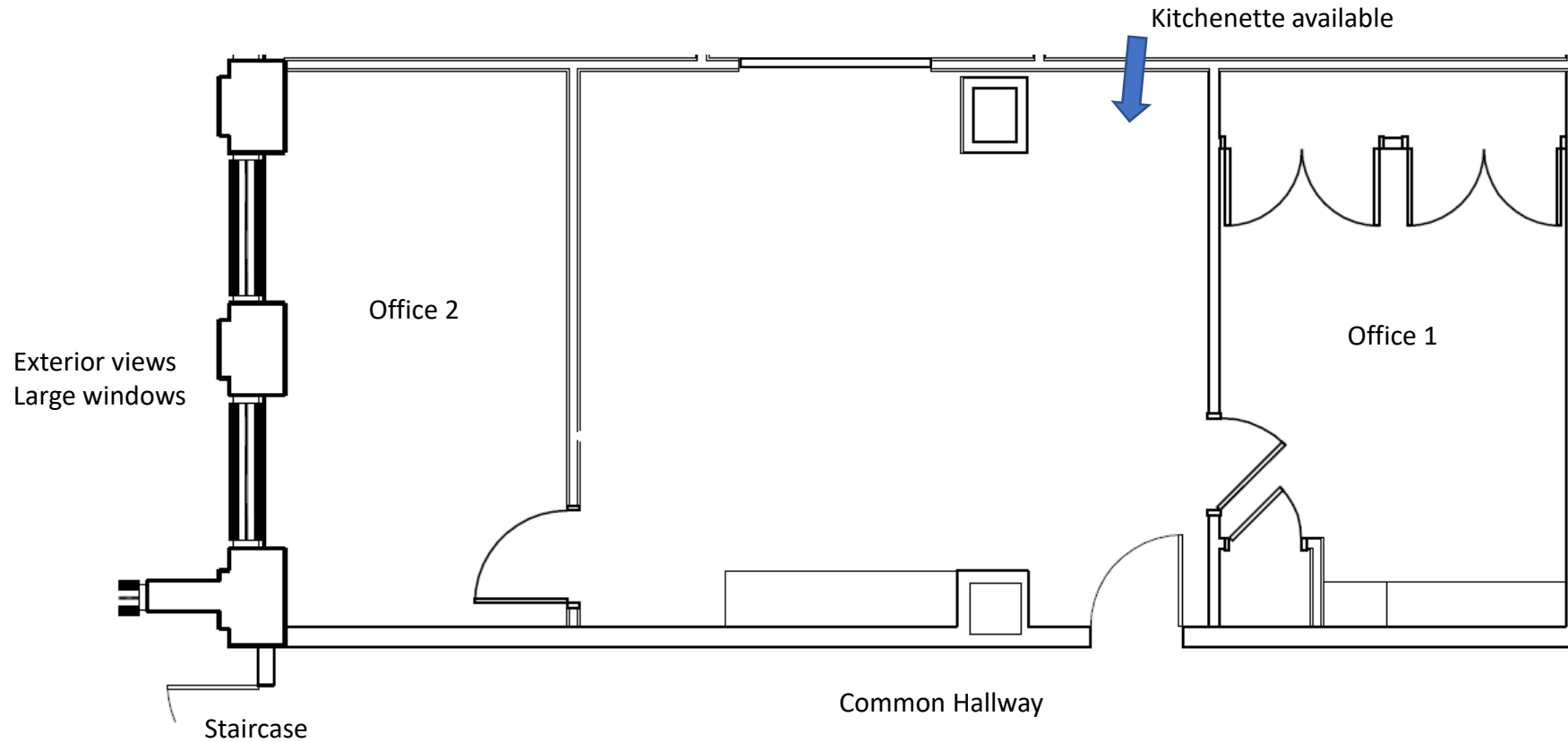
- 853 RSF
- Current Tenant Vacates 9/27/2024
- 4th floor, fully built out
- 2 offices, large open areas, kitchenette
- High ceilings, 2 large windows
- Nero's Foundry Café on 2nd floor in building
- \$2,100/mo: Nightly janitorial, parking (3 spaces), and operating expense included, electric billed separably
- Fire: Municipality connected fire alarm system
- HVAC: Water Source Heat Pump System
- Verizon, Cox, Crown Castle (fiber) in bldg
- 3/1000 parking included in rent (3 spaces), more available at \$95/mo/vehicle
- Walking distance to train, downtown, and Providence Place Mall, Very walkable (Walk Score, 81)
- Train is 0.4mi /9 min walk, and 3 bus stops are 0.3-0.4 mi and a 7-11 min walk
- Easy access to I-95, I-195, Route 6 & 10 and 146
- Renovated historic mill with exposed natural brick & over-sized historic replica-style windows (Campus on National Registry of Historic Places)
- Views and access to Woonasquatucket River and river walkway
- Multiple green spaces, private "Gantry Gardens" w/ gas fire-pit & waterfall

235 Promenade Street, #497 4th floor [Existing floor plan]

The Foundry Campus, Providence, RI 02908



Total RSF: 853













Common area at 235 Promenade St,



Woony River views from 235 Promenade Street



Anthony G. Marcello, Commercial Leasing: 401-996-1818



Nero's Café located in 235 Promenade St, 2nd floor at The Foundry



The Gantry Gardens, a private green space at The Foundry

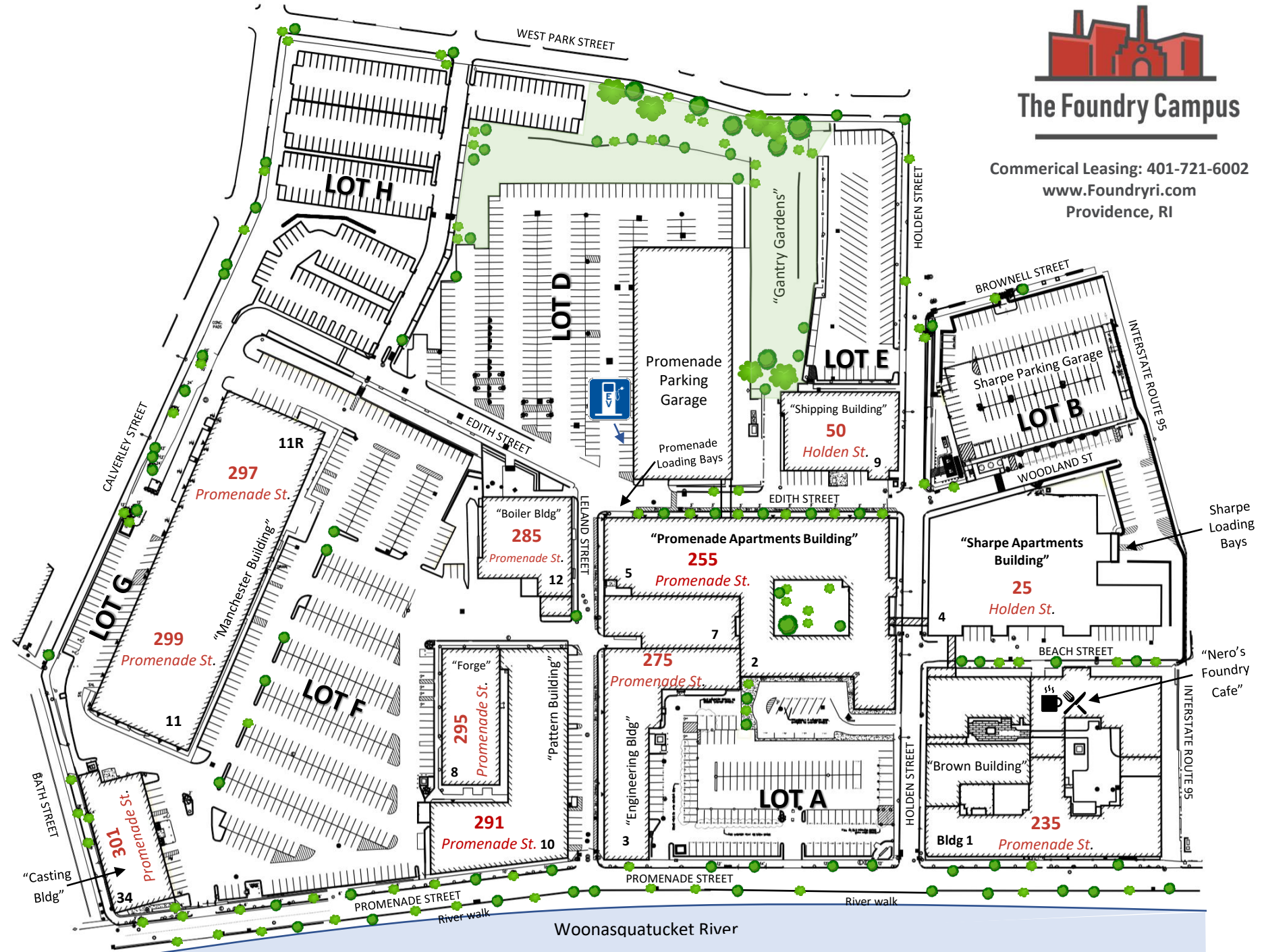


Nero's Café located in 235 Promenade St, 2nd floor at The Foundry



The Foundry Campus

Commerical Leasing: 401-721-6002
www.Foundryri.com
Providence, RI



Woonasquackett River