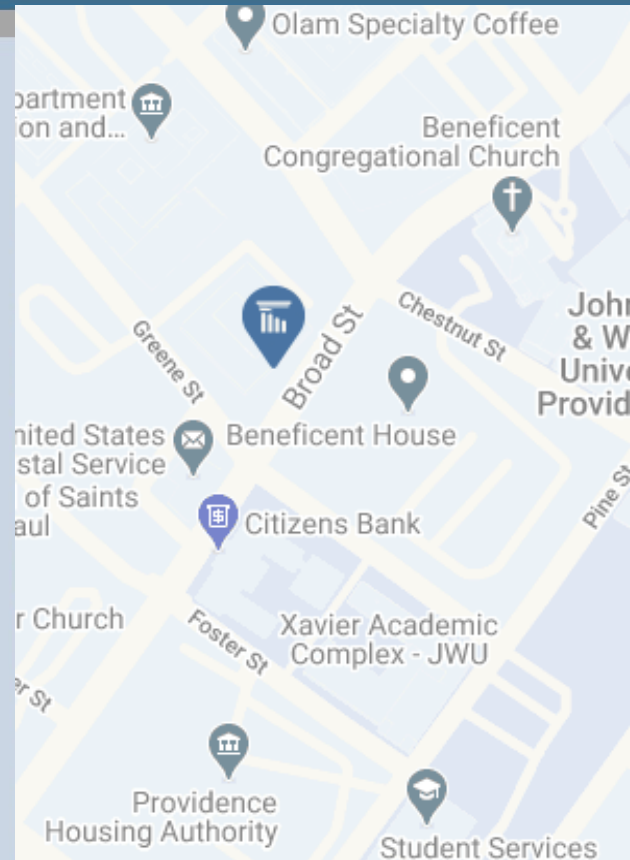




ONE WEYBOSSET HILL
33 BROAD STREET

 **PAOLINO**
PROPERTIES
MANAGEMENT, INVESTMENT, REAL ESTATE

401.274.6611
m.friedman@paolinoproperties.com





OVERVIEW

From the top of Weybosset Hill, 33 Broad Street is in the center of commerce. Also known as One Weybosset Hill, this 119,000 SF seven-story building features wide open floor plans for creating compelling office environments for growing office users.

The modern, architecturally unique building exhibits strength, quality and security to its inhabitants. At 87 feet high, its upper levels have wide views overlooking the city and makes the office full of natural light. The parking deck holds 70 cars with 100 spaces in the underground lot. The large parking area available makes the building a great site for a regional headquarters for tenants of national scale.

One Weybosset Hill is located within walking distance of Johnson and Wales University, Rhode Island School of Design, Brown University's School of Medicine and many Federal, State, and Municipal offices. In addition, nearby is the State Courthouse, U.S. Post Office, Providence Place Mall, the Rhode Island Convention Center, and The Dunkin Donuts Center. It is a short walking distance to hundreds of new apartments and condominiums; highly rated hotels, restaurants, theaters, museums and shopping nearby.

Drive out right onto I-95, I-195 and Route 10. T.F. Green Airport is only 15 minutes south.

BUILDING FEATURES

- Renovated Lobby
- On-site Security & Management
- ZorPro Temperature Scanner
- Modern Elevators
- Keyscan Card Access System
- Daily Cleaning with Continuous Sanitizing of High Touch Areas
- Underground Parking with Direct Lobby Access
- Furnished Suites Available Upon Request

SPECIFICATIONS

Year Built	1970, renovated in 1999/2000
Size	119,000± RSF
Floors	7 Class A office space, Sub-level parking
Floor Plate	17,000± RSF
Parking Garage	100 spaces Underground, 70 spaces on deck
Elevators	Three high-speed passenger elevators
Fire Protection	Fully sprinklered, including garage
Security	On-site security personnel; Card access
HVAC	Two 200hp Cleaver Brooks Furnaces; 400-ton Carrier absorption chiller with two cooling towers on the roof.
Telecom	Telephone and data closets on each floor
Emergency Power	Provides emergency lighting
ADA	Accessible and compliant
Management	Full-time, on-site property management team

Northeast View Over Downtown



3RD FLOOR—SUITE 303

Create an office environment of your own. This workspace can be customized to meet the needs of a growing company. With views over Downtown and Cathedral Square, your space will be the envy of your colleagues.

This Northwest corner suite on the Third Floor is ideal for professional tenants including accountants, lawyers, engineers and architects, foundations, non-profits, government agencies, media companies, financial services, banks, private equity, hedge funds and corporate users.

Quickly head down the elevator to access our above ground or underground parking. Security will be stationed in the lobby during all working hours. And our onsite property management team is ready to solve your issues.

Plus, you will be within walking distance of Cathedral Square, City of Providence Offices, Johnson and Wales University, and all of Downtown Providence's amenities. Or drive out onto major roads, including interstates 95 and 195.

Northwest View to Cathedral Square



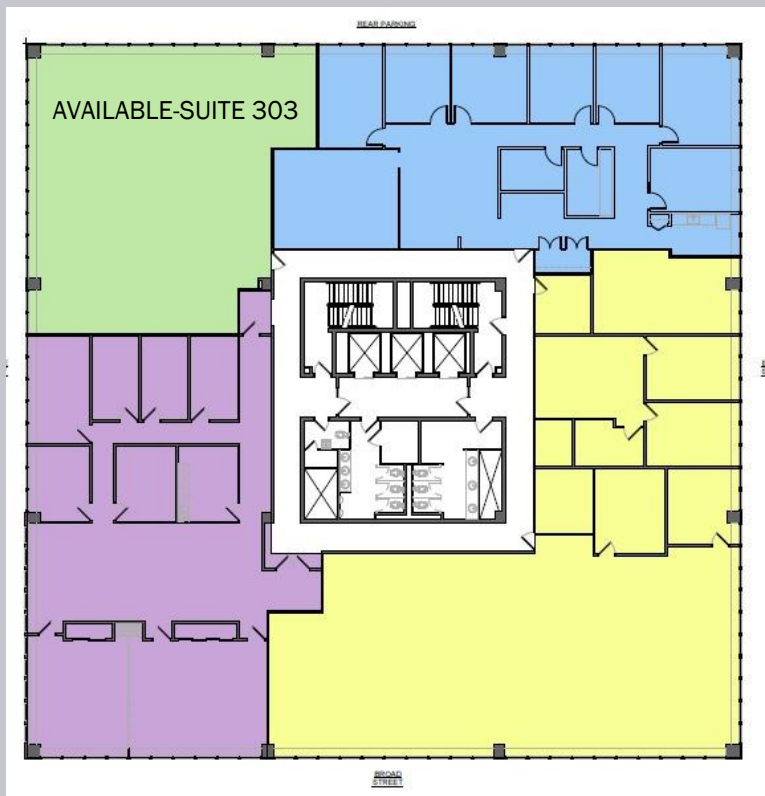
SPECIFICATIONS

Unit	303
Floor	3rd
RSF	2,870± RSF
Rate	Withheld
Lease Type	Modified Gross
Term	Negotiable
Build Out	White Box—Fit out TBD
Utilities	Tenant pays Gas, Electric, Water, Sewer
HVAC	Controlled within the Unit
Telecom	Cox Communications or Verizon
Parking	Available for an additional fee
ADA	Compliant
Occupancy	Vacant, Available After Fit-out



Renovated Lobby and Elevators

FLOOR PLAN



Customized Floor Plans Available



PAOLINO PROPERTIES

From its founding in 1900, Paolino Properties has embraced a mission that combines a reverence for tradition with progressive practices and policies. It's a mission that has withstood the test of time in serving our clients, expanding our portfolio, and setting the standard for commitment, reliability and operational excellence. Paolino Properties is a fourth-generation family-owned and operated real estate investment, development, and management company. As one of the largest family-owned commercial real estate companies in the state of Rhode Island, Paolino Properties manages more than forty properties at a total of nearly three million square feet.

Led by Managing Partner Joseph R. Paolino, Jr. and Partner/Owner Donna Paolino, our highly trained staff of 50 hard-working men and women offer our clients an exceptional attention to detail that drives our success. Providing convenient locations and attractive, well-maintained properties is the cornerstone of our company. With a diverse portfolio of retail, commercial, residential, and hospitality properties, the company has experience in partnering with a wide-ranging client base to ensure their success in Providence and beyond. We currently own and manage prestigious Class A office space, Class B commercial properties, retail shopping centers, high-end residential developments, a world-class marina in Newport, and more than 1,000 parking spaces within the city of Providence. Paolino Properties owns and manages the prestigious property of 100 Westminster Street in the heart of downtown Providence, where the company is currently headquartered.

FOR MORE INFORMATION

To learn more about this space or other opportunities in our portfolio, please contact:

Michael L. Friedman
Director of Sales & Leasing
m.friedman@paolinoproperties.com
(O) 401-461-6611 x239
(M) 401-529-6400

Joseph R. Paolino, Jr.
Managing Partner
j.paolino@paolinoproperties.com
(O) 401-461-6611