

**MEDICAL SPACE FOR SUB-LEASE**



# 1598 SOUTH COUNTY TRAIL

East Greenwich, RI 02818

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

1598 South County Trail is a 59,800 SF class "A" medical office building that underwent a major rehab in 2019. The last available space remaining is a 5,000 SF corner suite, in shell condition with large windows, and is ready for a custom fit-up. Join existing tenants, Coastal Medical, University Orthopedics, OrthoDIRECT, Advanced Dermatology, and Velocity Clinical Research in this Class "A" medical office building.

## LOCATION DESCRIPTION

1598 South County Trail is located on Route 2 in East Greenwich on the "medical-mile" and is surrounded by all of the top medical providers in Rhode Island. Easy access from Route I-95 and Route 4 with many amenities close by.

## PROPERTY HIGHLIGHTS

- Covered patient drop-off
- Space currently in shell condition, ready for a custom buildout
- Ample parking @ 6/1,000 SF
- Street signage
- Last suite available in the building
- Professional Property Management

## OFFERING SUMMARY

Lease Rate:	\$24.50 SF/yr (NNN)
Available SF:	5,000 SF
Building Size:	60,000 SF

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# ADDITIONAL PHOTOS

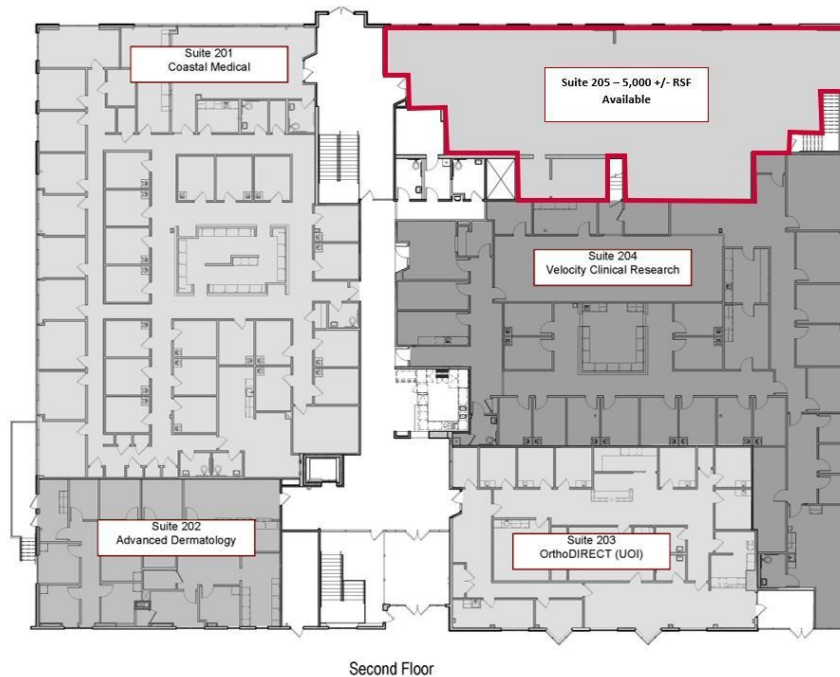
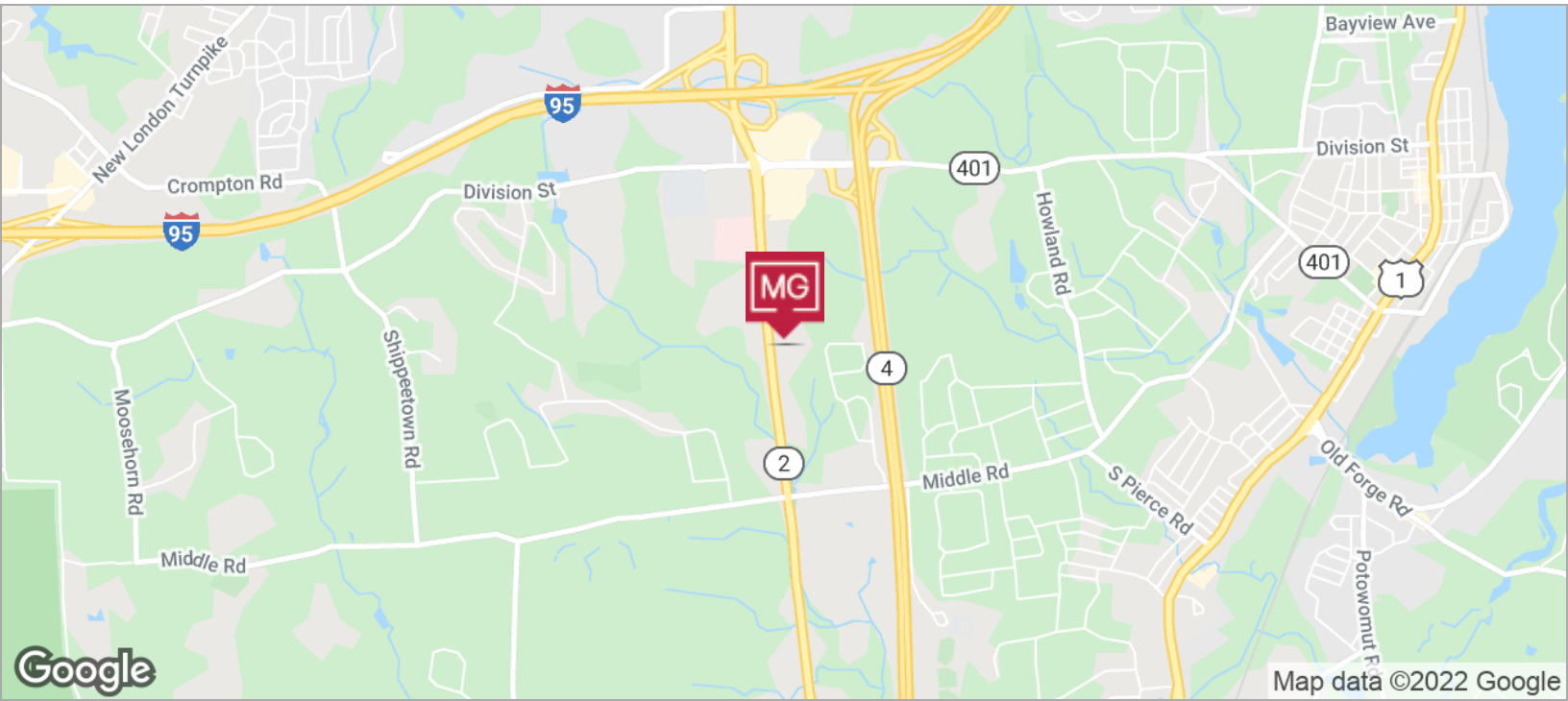


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# LOCATION MAPS



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