

235 Promenade Street

The Foundry Complex, Providence, RI 02908



7,900 SF
Office Space



Specs: 235 Promenade Street, Providence RI, Suite 600

Best suited for Standard Office

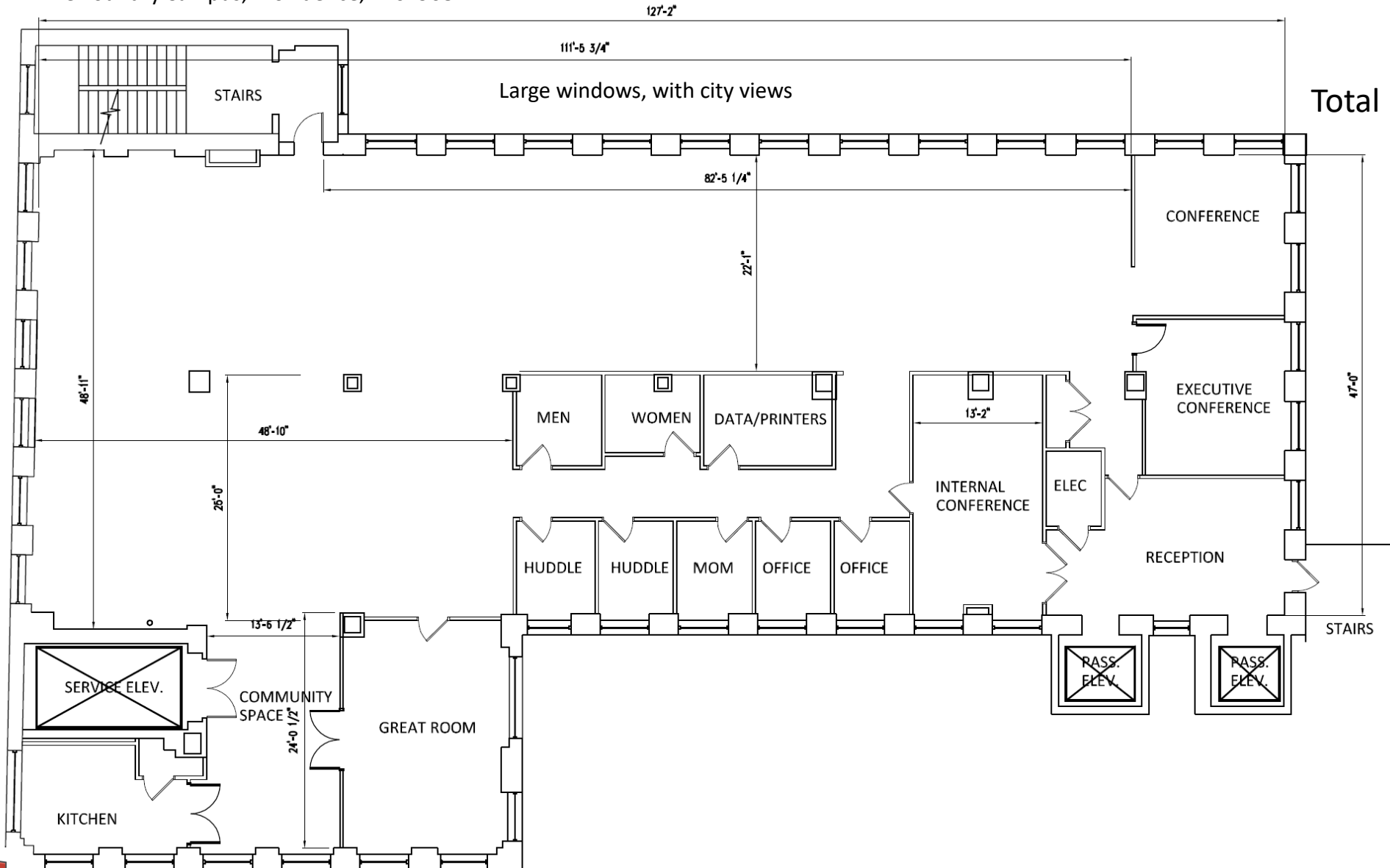
- 7,900 SF Penthouse Suite on entire 6th floor
- Private entrance from two passenger elevators
- 10'+ dropped ceiling heights
- Freight elevator in space
- Electric: RI Energy
- Gas: RI Energy
- Sewer: Narragansett Bay Commission (NBC)
- Fire: Municipality connected fire alarm, sprinkler system installed
- HVAC: Water source heat pumps
- Potential generator access on roof
- Telecom & Fiber: Verizon, Cox, Crown Castle, Fibertech, AT&T
- 3/1000 parking included in rent (24 spaces), more available
- Walking distance to train, downtown, and Providence Place Mall, Very walkable (Walk Score, 81)
- 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
- In Building "Nero's Foundry Cafe"

235 Promenade Street, #600 PENTHOUSE 6th floor [Existing floor plan]

The Foundry Campus, Providence, RI 02908



Total RSF: 7,900



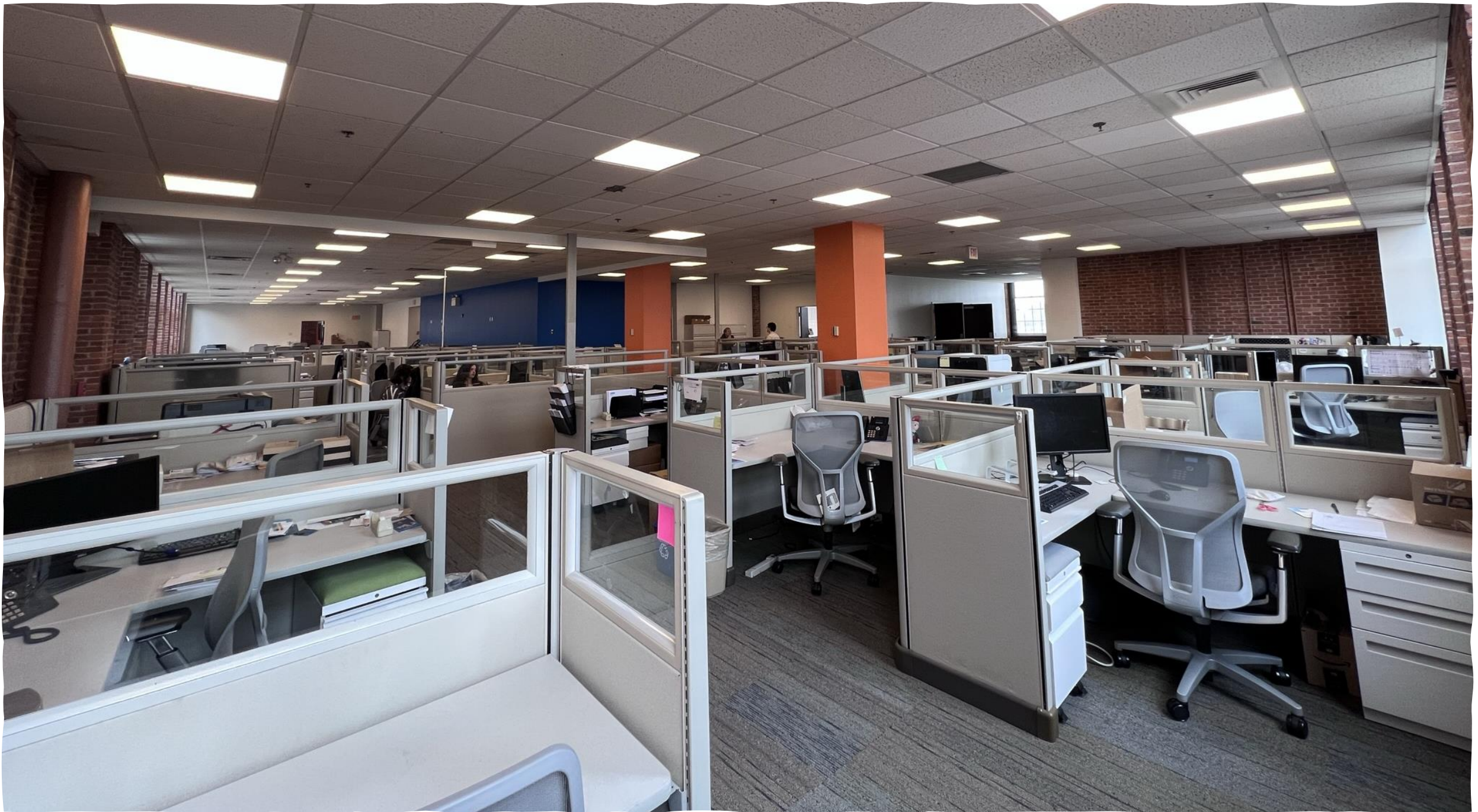


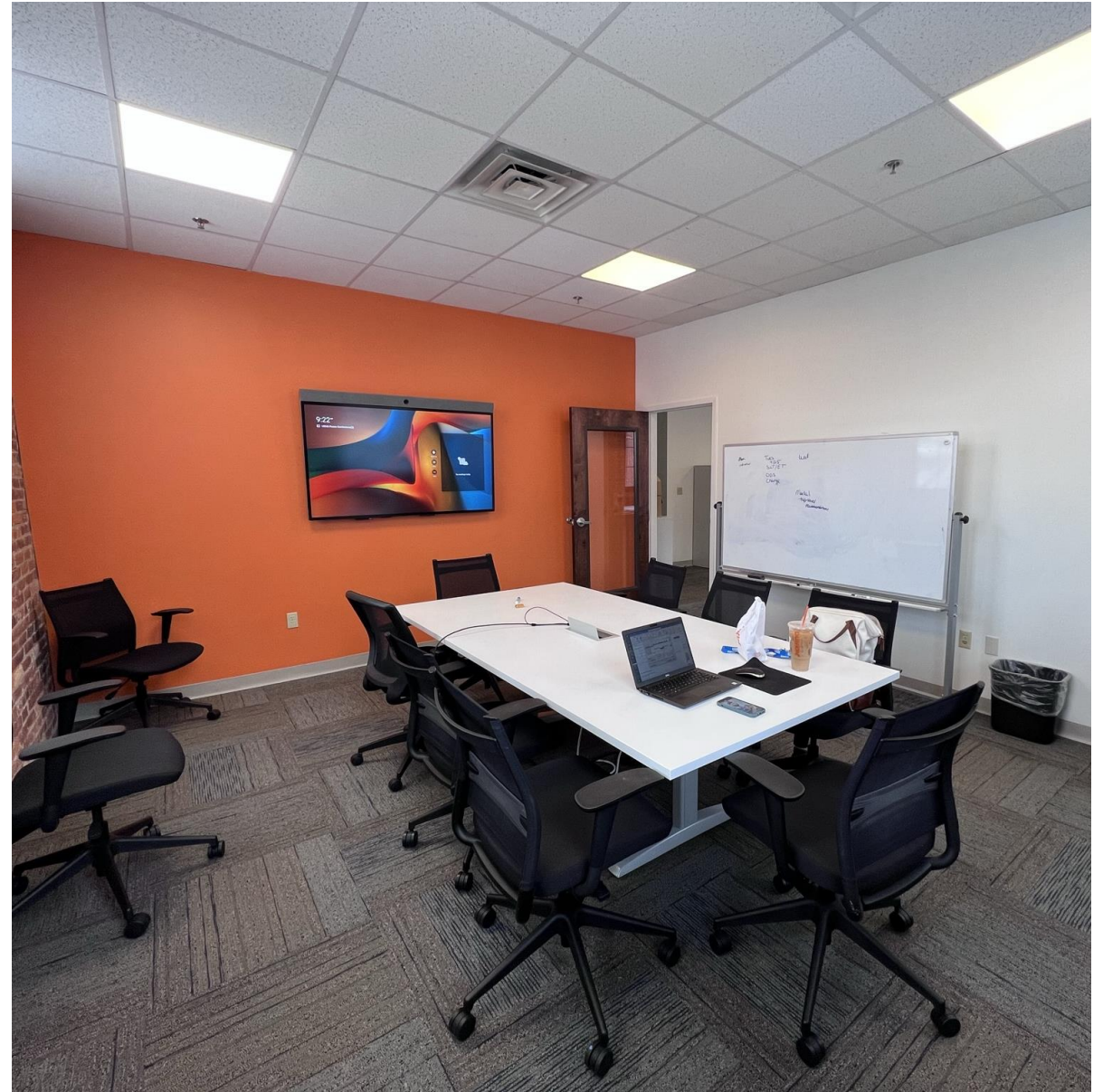
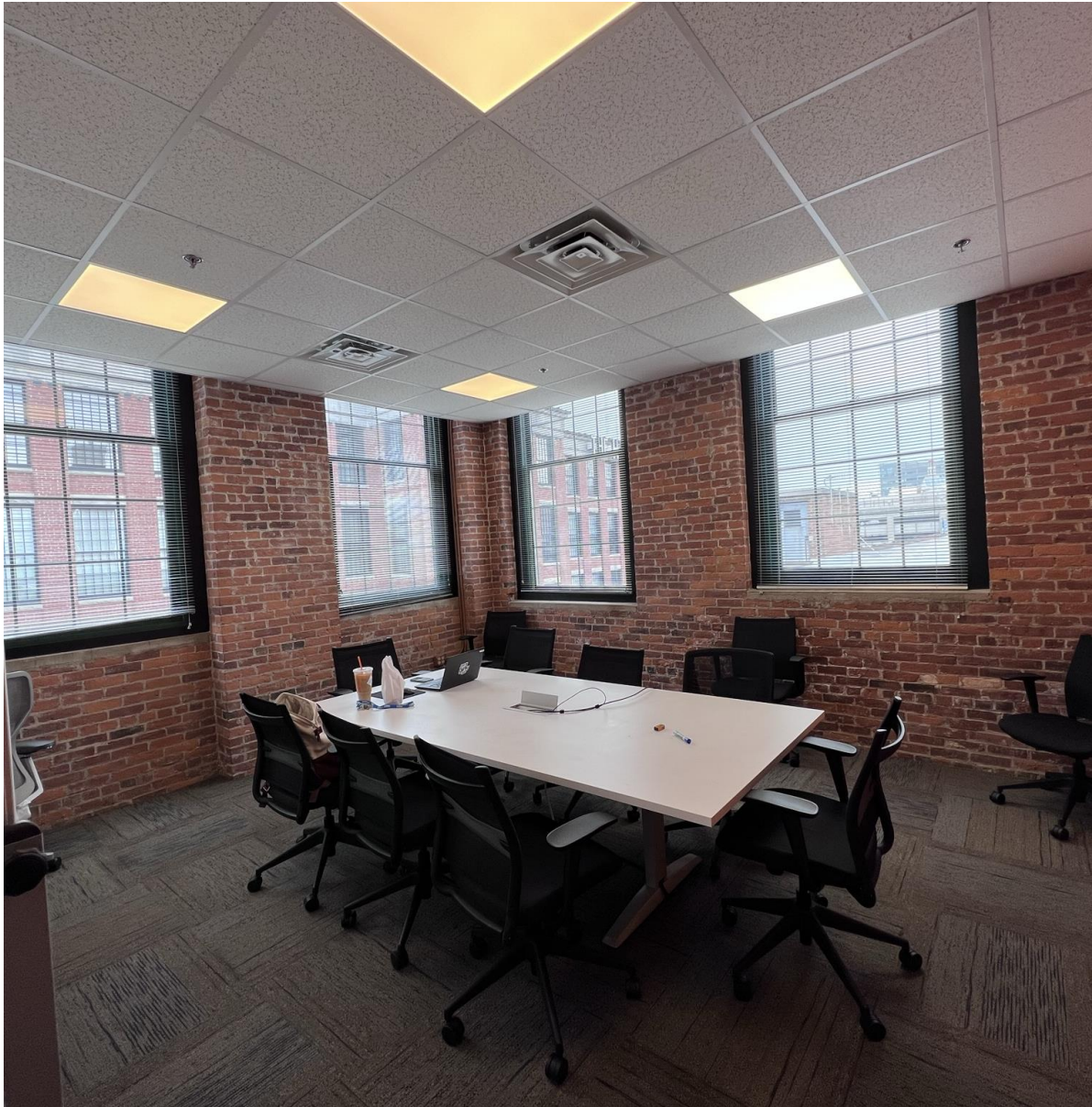
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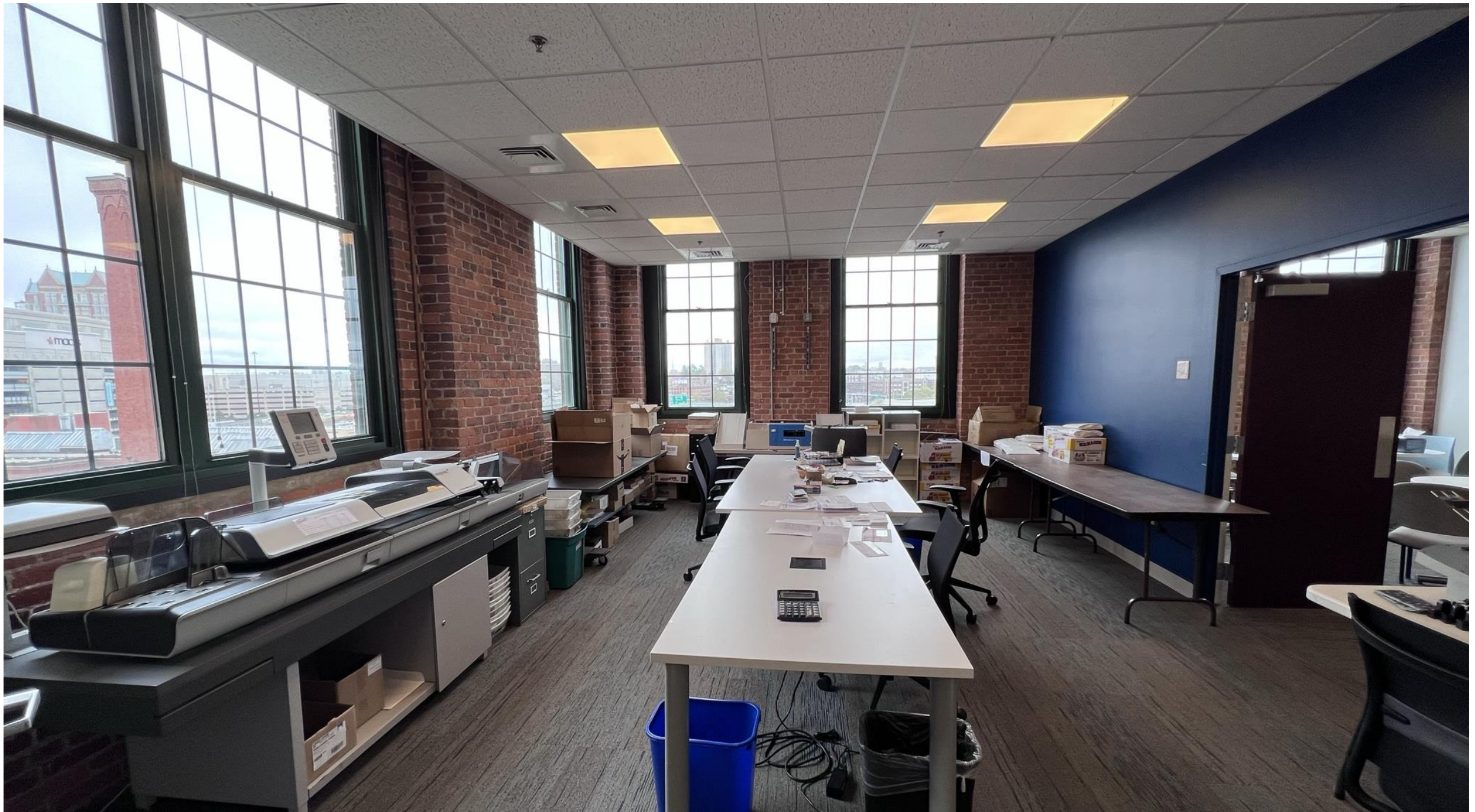




















Common area at 235 Promenade St,



Woony River views from 235 Promenade Street



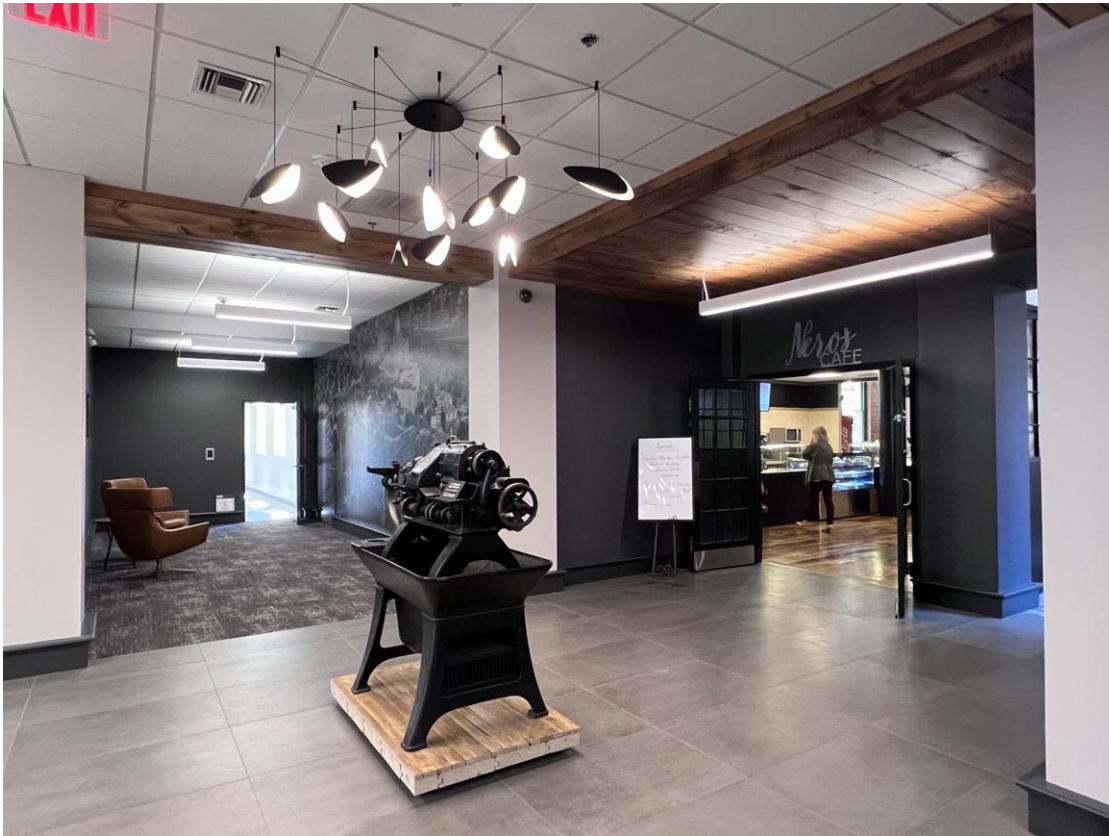
Anthony G. Marcello, Commercial Leasing: 401-996-1818



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



The Gantry Gardens, a private green space at The Foundry



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