

OFFICE OPPORTUNITY

FOR
LEASE

±2,000–18,230 SF



188

RISING SUN MILLS



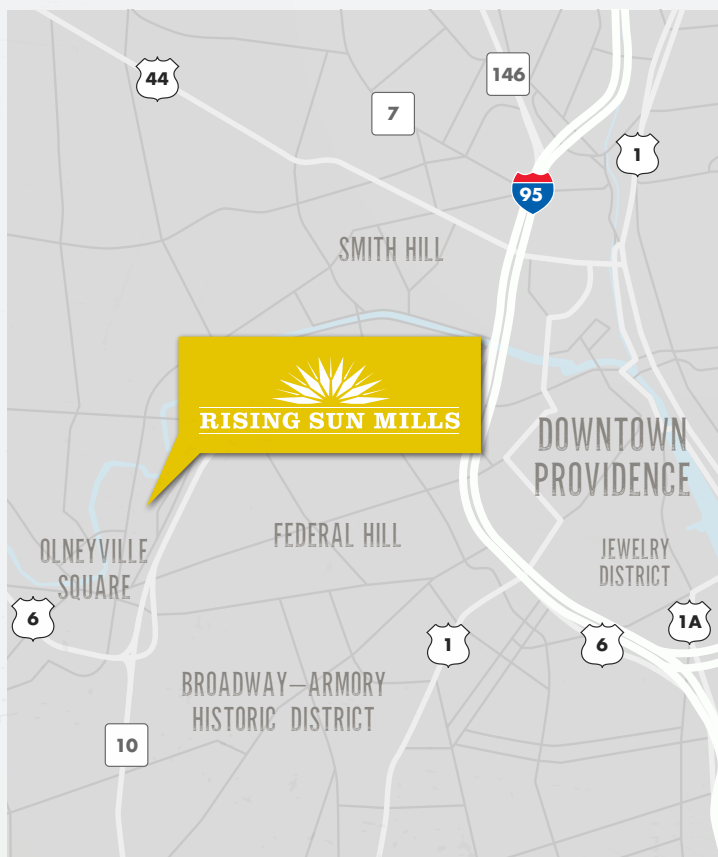
PROPERTY OVERVIEW

Along the Woonasquatucket River, two miles from the heart of downtown Providence, a magical transformation is occurring. Rising in the City's Promenade District is a place where entrepreneurs can celebrate the spirit of commerce, artisans can revel in space that encourages artistic vitality and a creative class can emerge in a place like no other.

A PLACE CALLED RISING SUN MILLS.

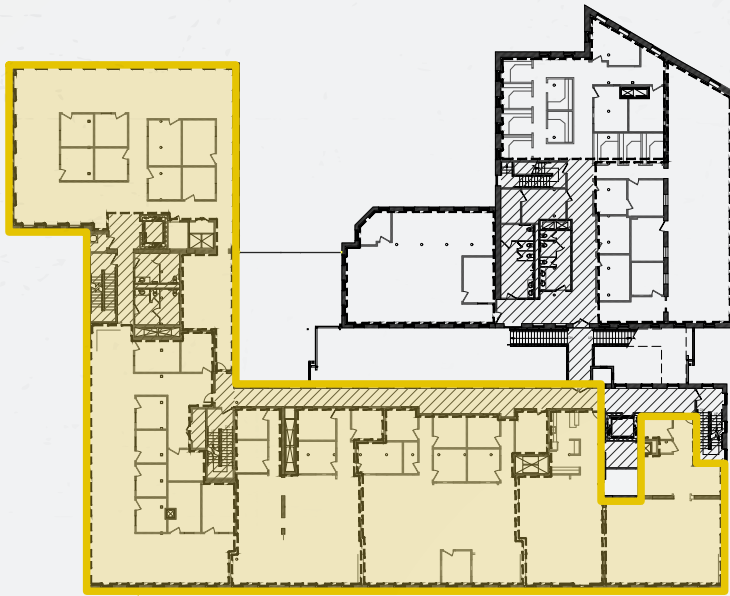
Once the site of high-churning spindles that created the nation's largest supply of worsted wool, the spirit of high productivity remains today with the dynamic renovation of Rising Sun Mills, a 313,000 SF mixed-use complex.

- \$19.95/SF net of electric
- 4/1,000 SF parking ratio
- Flexible floor plates



188 VALLEY STREET • PROVIDENCE, RI

FLOOR PLANS



SECOND FLOOR • 18,230 SF



THIRD FLOOR • ±5,300 SF

BUILDING SPECIFICATIONS

Total Building Size: 120,000 SF

Available SF: Total: ±23,530 SF
Second Level: 18,230 SF
Third Level: ±5,300 SF

Parking: 4/1,000 SF leased area

Ceiling height: 11-12.5'

Elevators: Two Simplex Hydraulic,
3,500 lb capacity

Telephone Providers: Fully wired for cable, phone and high-speed internet access

Property MGT: Armory Management Company

Sprinklers: Fully sprinklered, wet system

Electricity: 3000 Amps, 480/277 Volt, 3 phase/4 wire

Generator: 100 KW, 277/480 Volt, 3 phase

HVAC: Central heating and air-conditioning system, high efficiency gas heat, all run by an energy management system



RIISING SUN MILLS

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CONTACT US

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