

THE OPPORTUNITY

Atlantic Mills is a landmark 350,000+ SF historic mill building at 118-122 Manton Avenue in Providence's Olneyville neighborhood. Currently undergoing a transformative renovation, the property offers flex, retail, and restaurant space in one of Rhode Island's most iconic industrial buildings — featuring twin domed towers, exposed brick, and timber interiors.

IDEAL USES

Restaurant

Retail / Showroom

Creative Office

Maker Space / Workshop

Fitness / Wellness

Event Space

TOTAL AVAILABLE

22,300 SF

AVAILABLE UNITS

6 SPACES

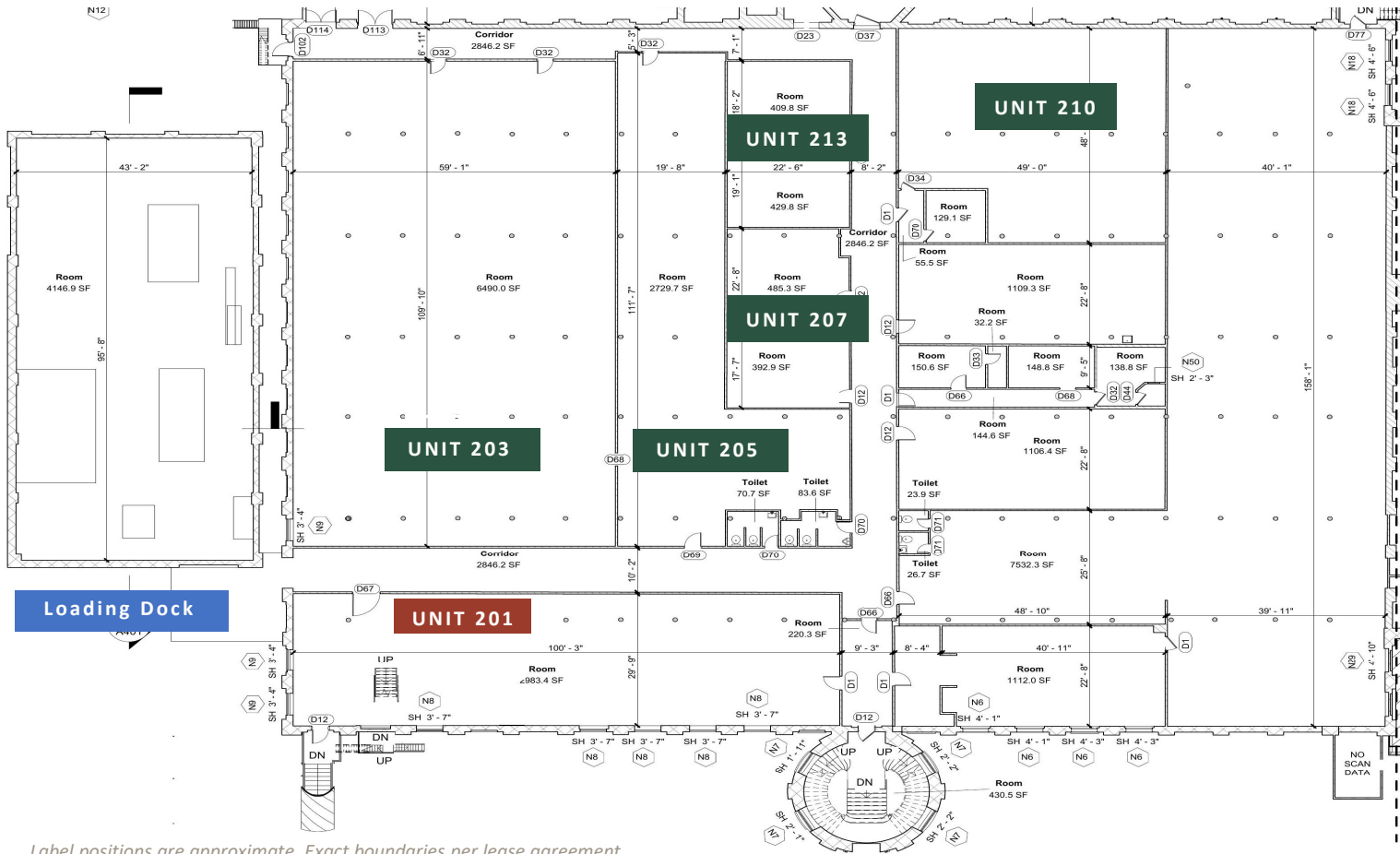
FLOORS

1ST • 2ND • 3RD

UNIT RANGE

400 – 7,000 SF

SECOND FLOOR — AVAILABLE SPACES



Label positions are approximate. Exact boundaries per lease agreement.

AVAILABLE

Unit 201

3,000 SF | \$16-22 PSF

Restaurant / Retail

FEATURED SPACE

Unit 203

6,500 SF | \$12 PSF

Flex / Maker / Storage

Unit 205

2,700 SF | \$12 PSF

Retail / Office

Unit 207 or 213

400 SF | \$14-18 PSF

Office / Storage

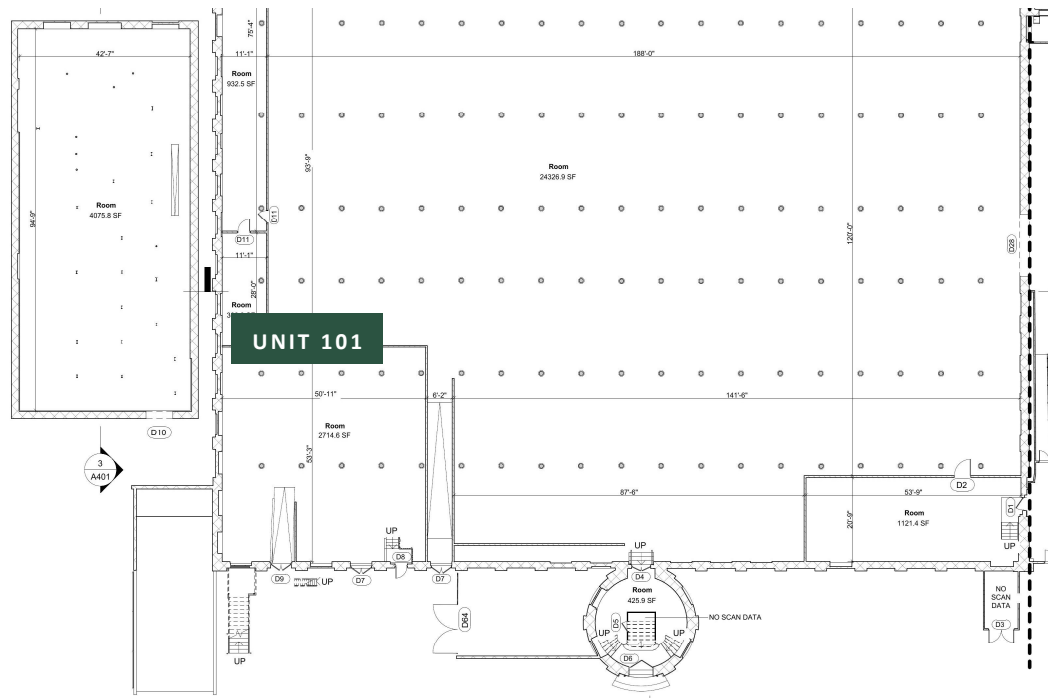
Unit 210

2,200 SF | \$12 PSF

Flex / Maker / Storage

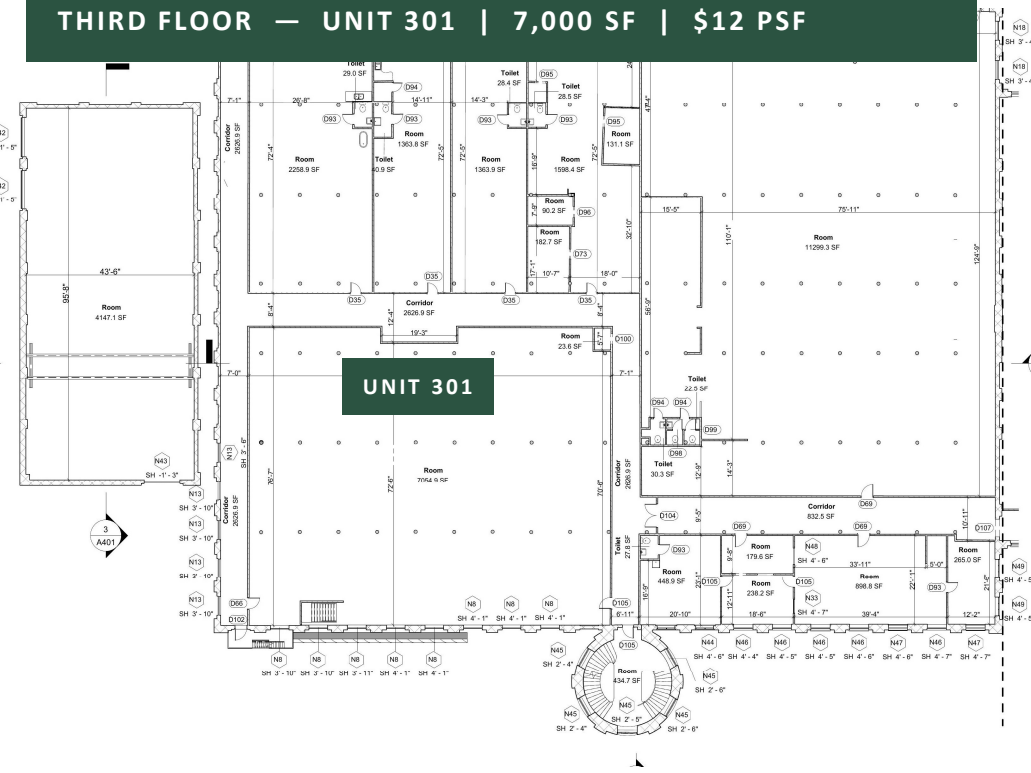
FIRST & THIRD FLOOR PLANS

FIRST FLOOR — UNIT 101 | 2,700 SF | \$10 PSF



Basement level accessible at grade from parking lot. Ideal for storage or back-of-house.
Can be combined with Unit 201 for restaurant use.

THIRD FLOOR — UNIT 301 | 7,000 SF | \$12 PSF



Large open floorplate. Flex commercial use.
Can be leased in conjunction with Unit 201.

AVAILABILITY SCHEDULE

UNIT	FLOOR	SIZE (SF)	ASKING RENT	MONTHLY EST.	POTENTIAL USES
101	1st (Basement)	2,700	\$10 PSF	\$2,250	Storage, Back-of-House
201	2nd	3,000	\$16-22 PSF	Varies	Restaurant, Retail
203	2nd	6,500	\$12 PSF	\$6,500	Flex, Maker, Storage
205	2nd	2,700	\$12 PSF	\$2,700	Flex, Maker, Storage
207/213	2nd	400	\$12-18 PSF	\$535	Office, Storage
210	2nd	2,200	\$12 PSF	\$2,200	Flex, Maker, Storage
301	3rd	7,000	\$12 PSF	\$7,000	Flex, Creative Office, Maker Space

FEATURED OPPORTUNITY — UNIT 201

Unit 201 is a premier 3,000 SF second-floor space ideally suited for a restaurant concept. High ceilings, natural light, and loading dock access. Combine with Unit 101 (2,700 SF basement) for 5,700 SF total. Rent: \$16-22 PSF depending on buildout.

LEASE COMBINATIONS

Units 201 + 101 = 5,700 SF
Restaurant + basement storage

Units 201 + 301 = 10,000 SF
Multi-floor operation