235 Promenade Street

The Foundry Complex, Providence, RI 02908

The Foundry Associates

625 SF

Office Space



Specs: 235 Promenade Street, Providence RI, Suite 298

Best suited for Standard Office

- 625 SF Suite on 2nd floor
- 10’+ ceiling height
- Electric: RI Energy
- Gas: RI Energy
- Sewer: Narragansett Bay Commission (NBC)
- Fire: Municipality connected fire alarm, sprinkler system installed
- HVAC: Water source heat pumps
- Telecom & Fiber: Verizon, Cox, Crown Castle, Fibertech, AT&T (space is fiber lit)
- 3/1000 parking included in rent (2 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"



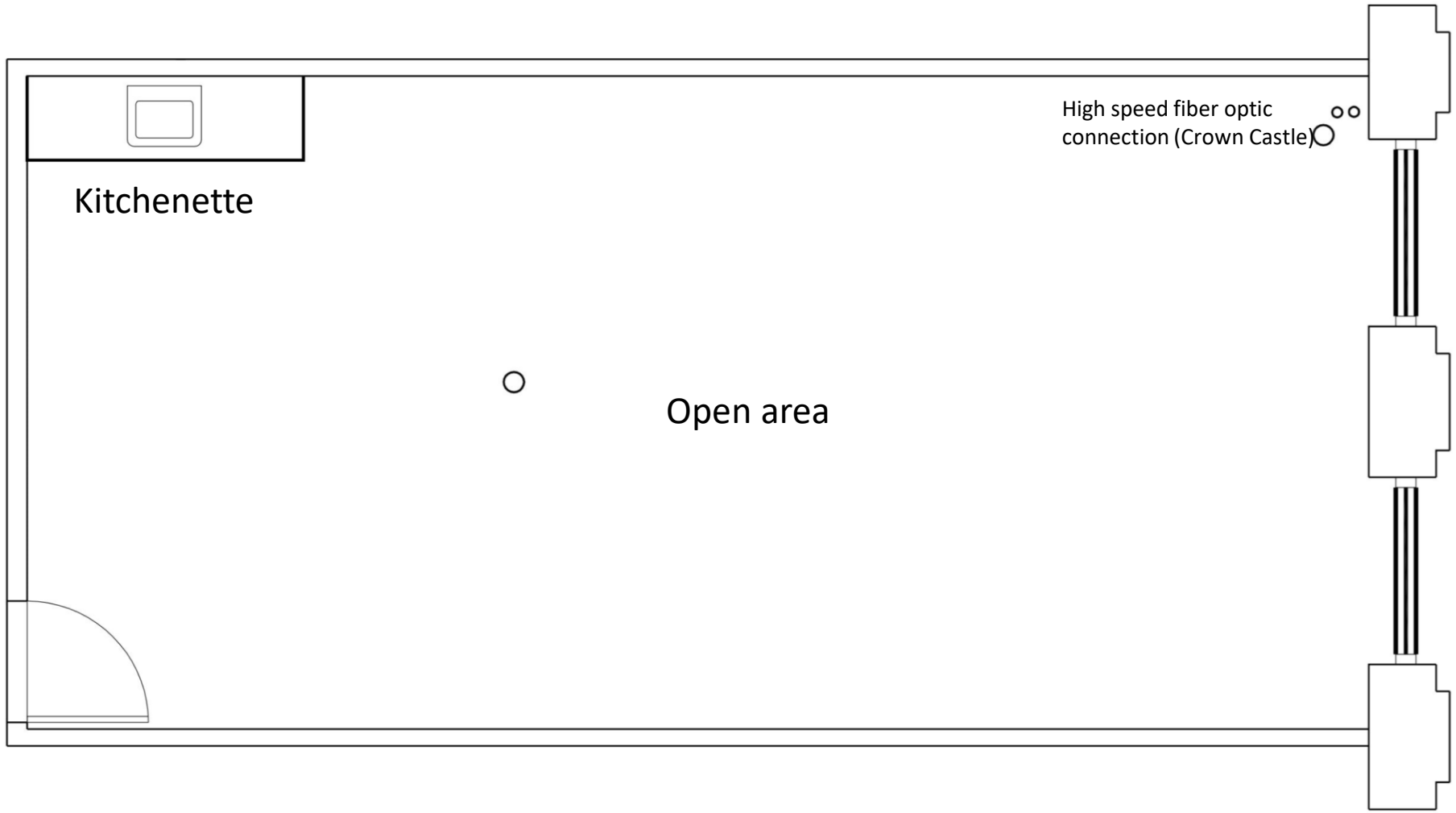

EXIT
OASIS




Skittles



235 Promenade Street, Suite 298, 625 RSF
The Foundry



Common
Hallway

Café, restrooms,
elevator and stairs
are close by

THE FOUNDRY

Anthony G. Marcello, Commerical Leasing: 401-721-6002


THE PROMENADE
THE PROMENADE APARTMENTS
The Foundry



Common area at 235 Promenade St,



Woony River views from 235 Promenade Street

The Foundry Associates

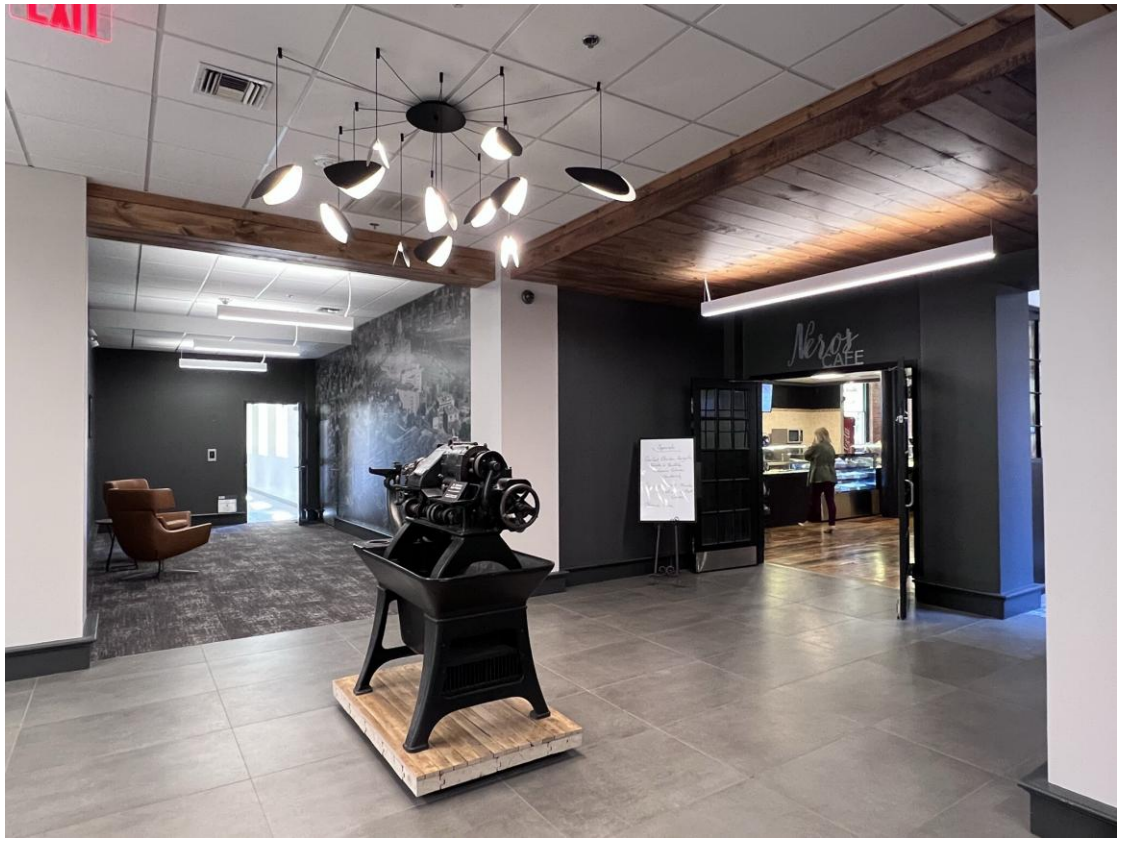
Anthony G. Marcello, Commerical Leasing: 401-996-1818



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



The Gantry Gardens, a private green space at The Foundry





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