



One Neighborhood  
Builders

# The Avenue- Prime Commercial Space for Lease on Federal Hill Providence RI 434 Atwells Avenue

One Neighborhood Builders, Rhode Island's leading community development nonprofit, is proud to present a vibrant new retail opportunity at the heart of the dense, walkable Federal Hill community. These ground-floor storefront units will be located below 39 apartment units and offer high visibility, substantial neighborhood foot traffic, and direct access for thousands of residents and visitors, along easy access to Routes 10, 6 and I-95.

**3**  
Units Available

**3,213**  
Square feet of  
total available  
retail/office space

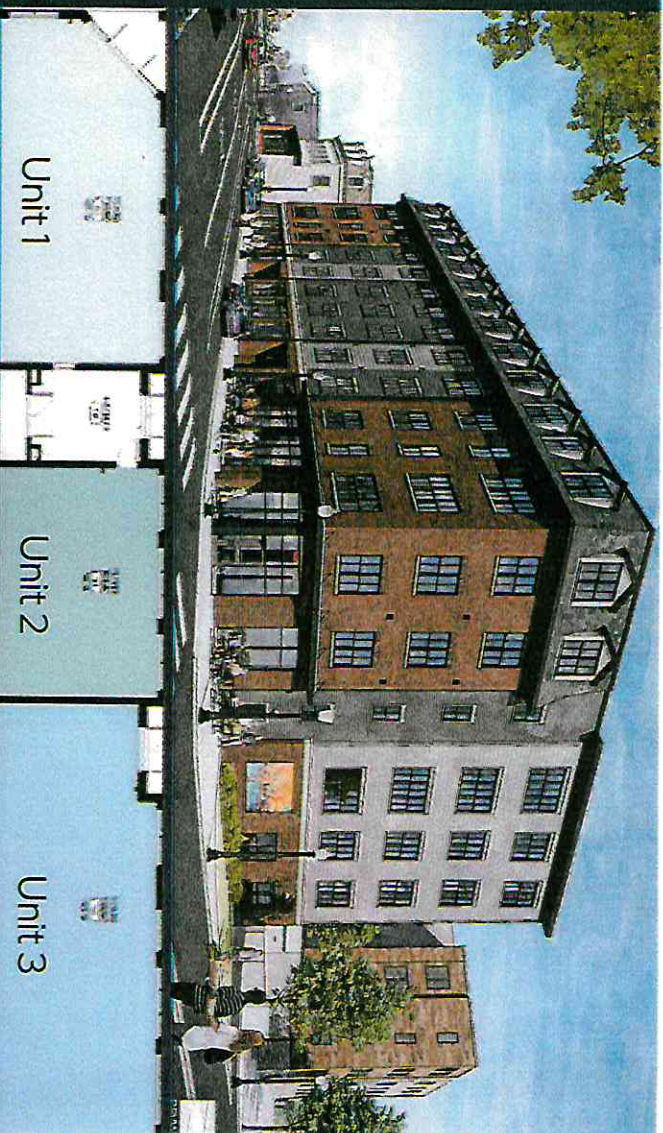
## AVAILABLE UNIT DETAILS

Unit 1	1061 sq ft
Unit 2	748 sq ft
Unit 3	1404 sq ft

**\$332**  
Maximum price per  
square foot \*

**25%-33%**  
Tenant  
Improvement  
Allowance\*

\*Subject to negotiation



## OWNERS WORK

- Developer will deliver the space as "white box" with the following work completed
- Concrete slab floor ready for finishing
  - Rough carpentry to exterior and demising walls only
  - Storefront windows
  - Limited priming of dry wall
  - Domestic water stubbed-in
  - One ceiling heater and diffuser
  - Electrical service at panel size TBD depending on load
  - On-street parking only

## CONTACT US



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Under Construction through Fall 2026