



HAYES & SHERRY

# Medical Suites Available

UP TO ± 6,700 SF AVAILABLE / FOR SALE OR LEASE



## 1 Randall Square

Providence, Rhode Island

### BROKERS:

**Matt Fair**

[mfair@hayessherry.com](mailto:mfair@hayessherry.com)  
401 273 2053

**Steve Flachbart**

[sflachbart@hayessherry.com](mailto:sflachbart@hayessherry.com)  
401 273 2067

**Holden Wilson**

[hwilson@hayessherry.com](mailto:hwilson@hayessherry.com)  
401 273 1981

146 Westminster Street, 2<sup>nd</sup> Floor  
Providence, RI 02903  
[hayessherry.com](http://hayessherry.com)

# 1 Randall Square, Providence, RI

## LOCATION

The Moshassuck Medical Center is a ±48,294 SF medical outpatient building offering a highly accessible medical location just 1.3 miles from Miriam Hospital, with convenient highway access and walking distance to numerous nearby amenities. Surrounded by a strong network of medical practices, including primary care, specialty care, diagnostic services, and other healthcare providers, the property supports a connected and collaborative healthcare environment. The building features ample on-site patient parking along with a private parking lot for physicians, providing convenience for both staff and visitors.

## ASKING PRICE

Lease: \$18/SF NNN

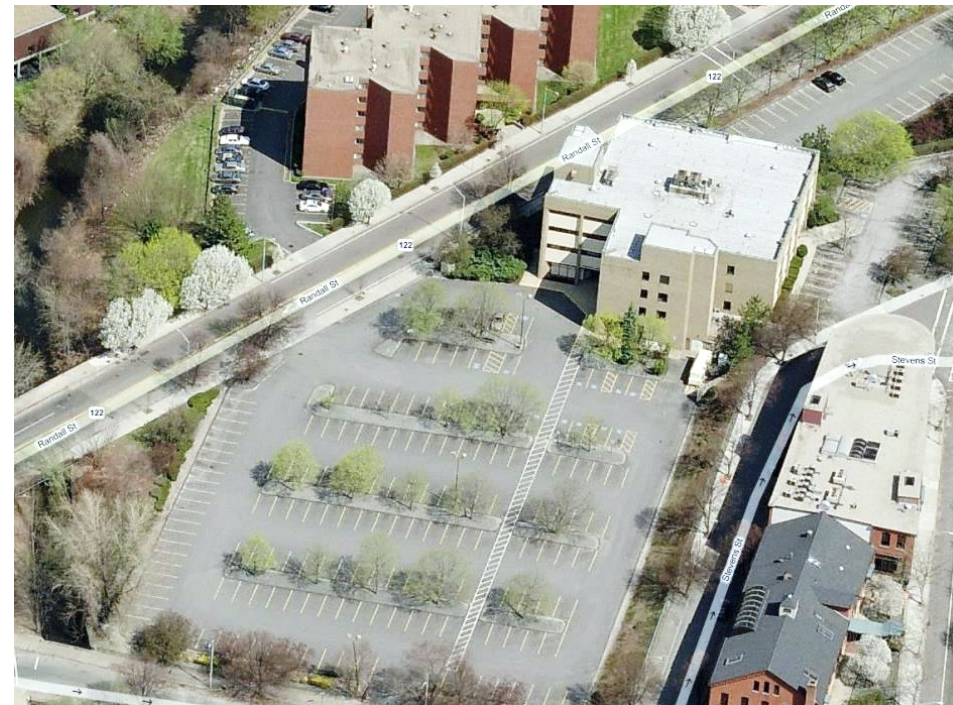
Sale: \$1,100,000

## PROPERTY FEATURES

- Suites range (± 638 – 3,015 SF)
- ± 6,666 total SF available
- Ample parking
- Convenient access to I-95

## AVAILABLE UNITS

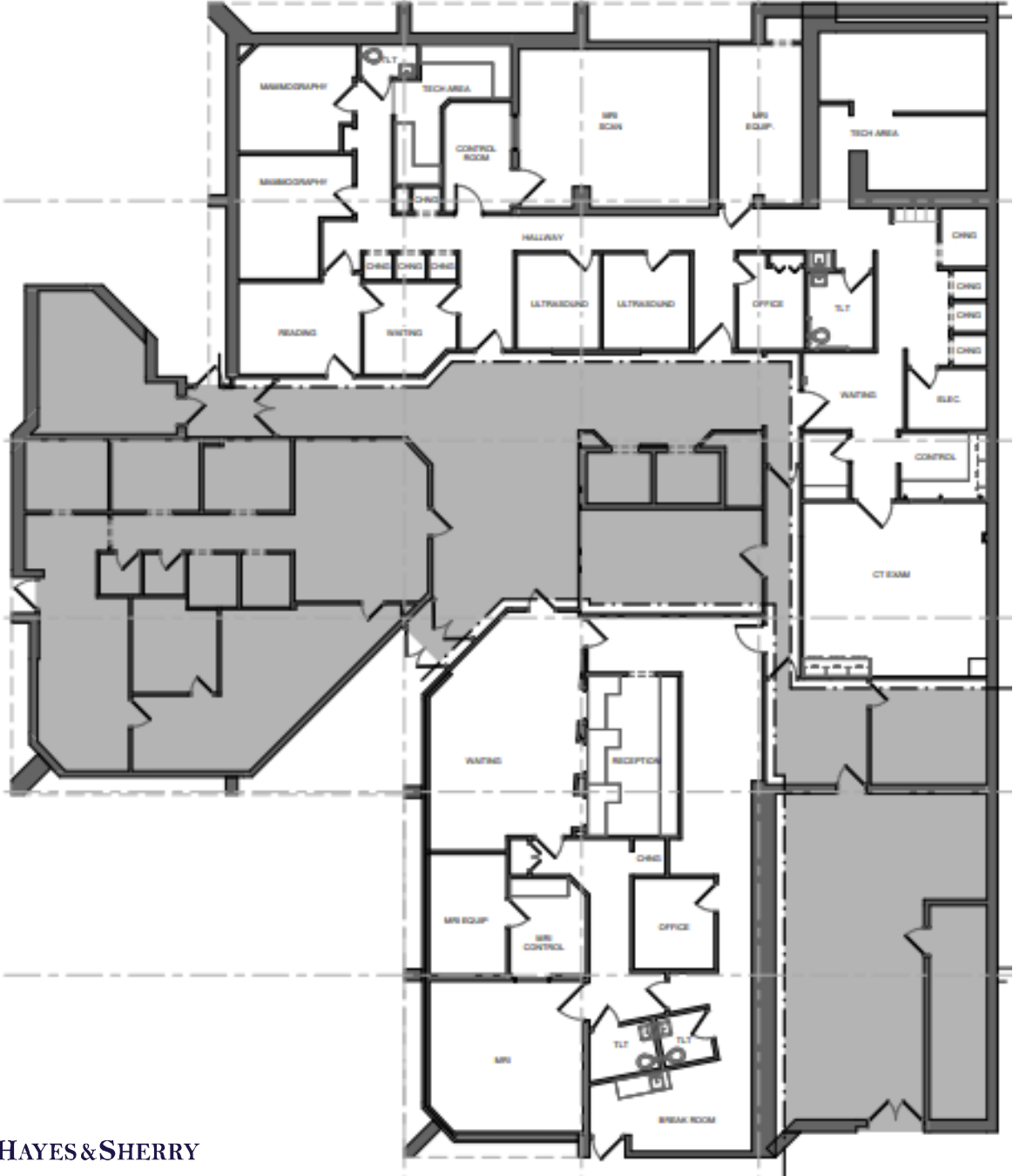
Unit #	Space Size
Space 1	638 SF
Space 2	768 SF
Space 3	2,245 SF
Space 4	3,015 SF





# 1 Randall Square, Providence, RI

## Floorplan



## Medical Aerial



# 1 Randall Square, Providence, RI

## Retail Aerial



7 MINUTES  
DOWNTOWN PROVIDENCE



15 MINUTES  
T.F. GREENE AIRPORT



DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	33,936	119,147	252,868
Avg. HH \$	\$89,080	\$84,369	\$78,194
Daytime (Total)	53,946	130,626	203,161