

6 Blackstone Valley Place

Lincoln, Rhode Island

FOR SALE OR LEASE: UP TO $\pm$ 8,000 SF



BROKERS:

Matt Fair

mfair@hayessherry.com
401 273 2053

Steve Flachbart

sflachbart@hayessherry.com
401 273 2067

146 Westminster Street, 2nd Floor
Providence, RI 02903
hayessherry.com



CUSHMAN &
WAKEFIELD

HAYES & SHERRY

6 Blackstone Valley Place, Bldg 7

UP TO ± 8,000 SF AVAILABLE

LOCATION

6 Blackstone Valley Place is a strategically located medical and office park that serves as home to Care New England, Roger Williams Medical Center, Brown University Health, Johnson Controls, and the Northern RI Chamber of Commerce. The current offering is for 20,711 RSF in standalone Building 7, which is home to Brown University Health Primary Care, one of the largest primary care providers in Rhode Island. In addition, Success on the Spectrum provides on-site ABA therapy, and it is the flagship location of Epoch Sleep Centers and Coastal Sleep Diagnostics, a leading provider of sleep apnea solutions for patients across New England.

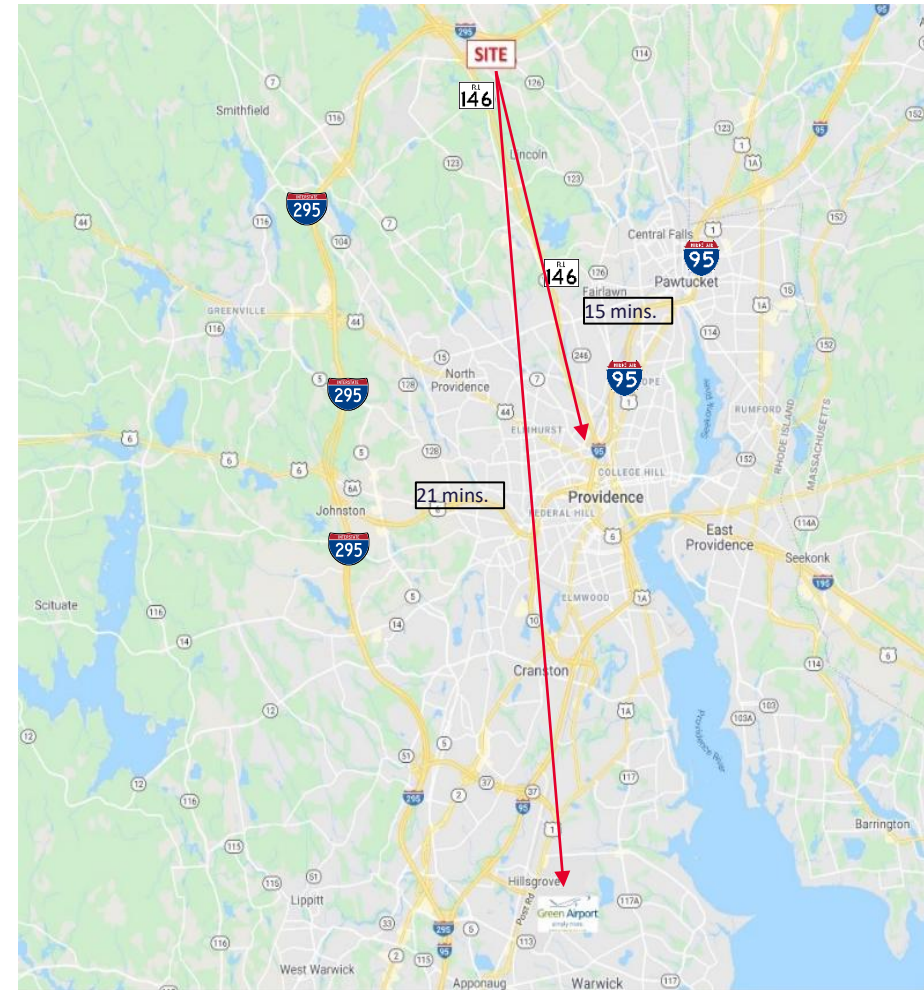
ASKING PRICE

Lease: Upon Request

Sale: Upon Request

PROPERTY FEATURES

- ±20,711 SF total building
- ±8,000 SF total available
 - Contiguous 2nd Floor occupancy ±8,000 SF
- » Flexible size ranges of ± 2,000 SF, 3,000 SF, and 5,000 SF
- » Additional income from 15,630 RSF leased
- Great owner/user opportunity
- Potential for 2nd-floor occupancy of 7,000 SF
- Flexible size ranges available from 1,860 SF to 5,000 SF
- Additional income from 13,770 RSF leased

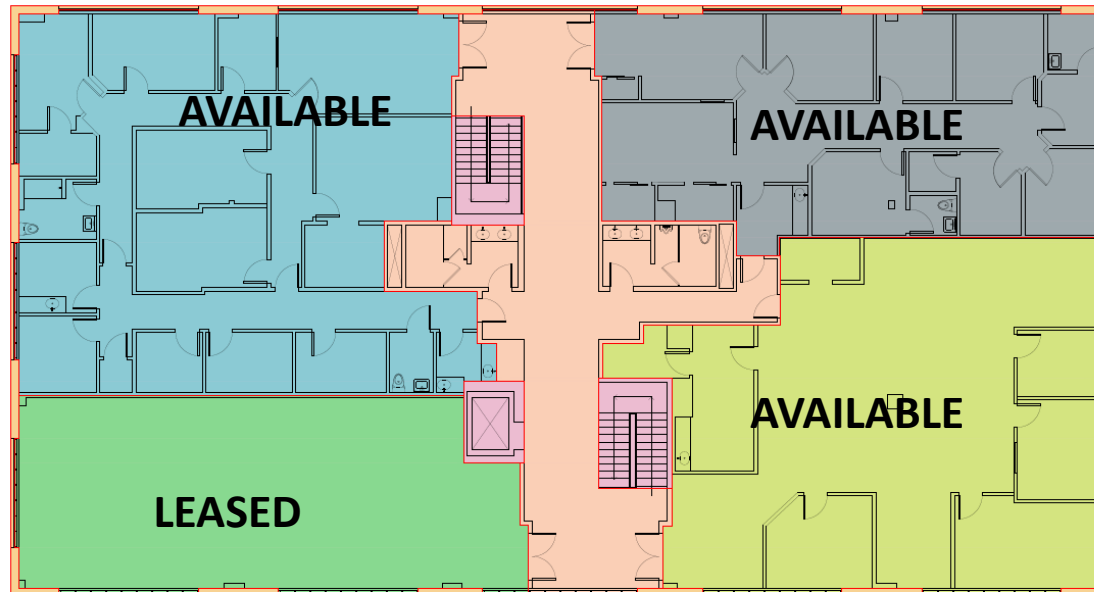
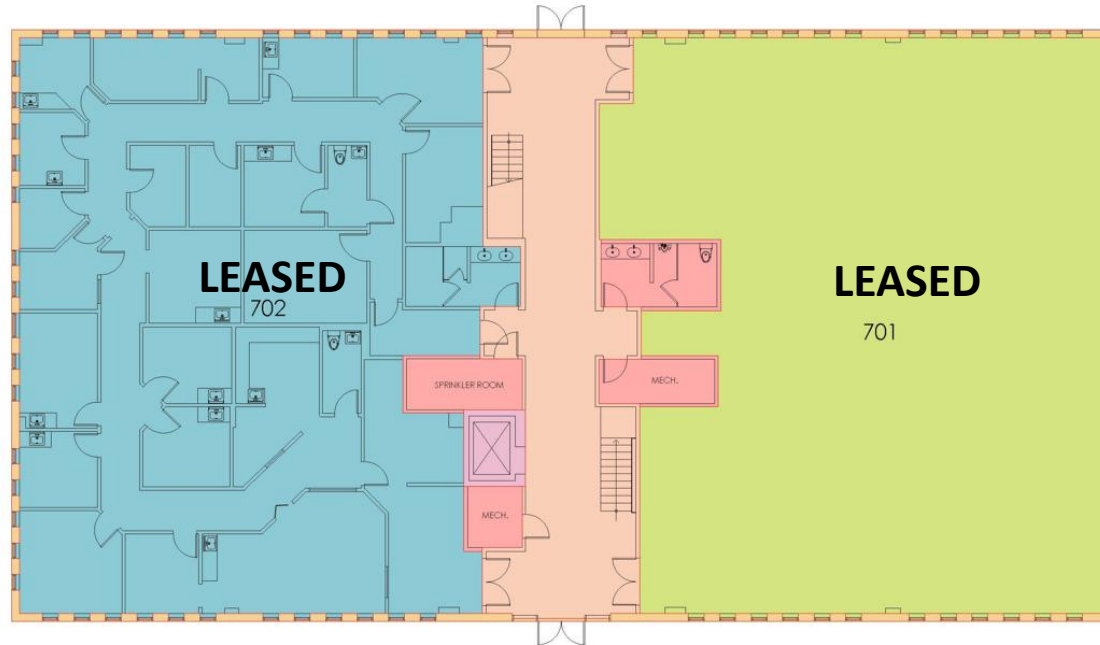


TRAVEL TIMES

- 15-minute drive to Providence
- 21-minute drive to T.F. Green Airport
- 37-minute train ride to Boston
- 2.5-hour drive to New York City

6 Blackstone Valley Place, Bldg 7

Floorplan



SECOND FLOOR

6 Blackstone Valley Place, Bldg 7

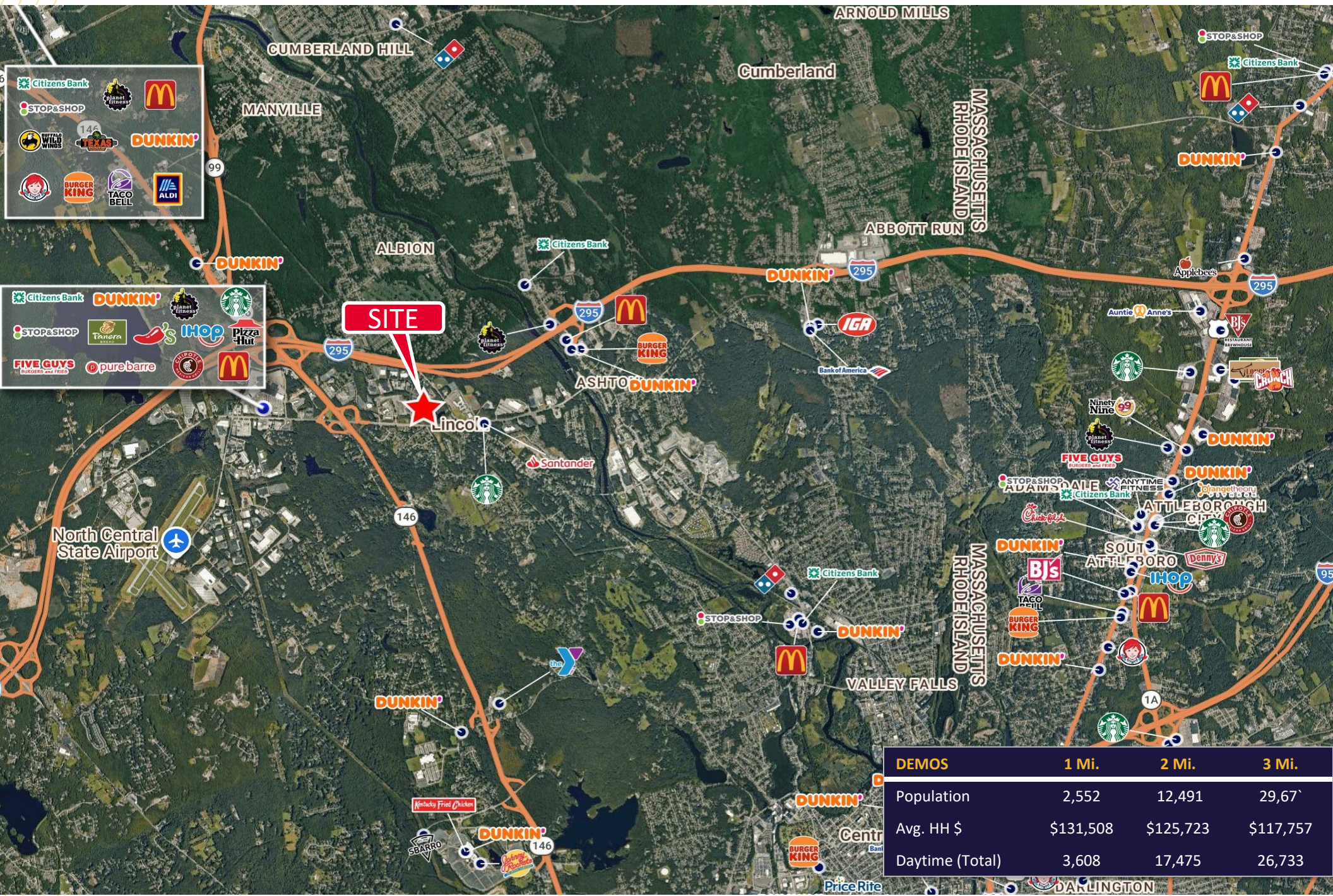
Retail Aerial



15 MINUTES
DOWNTOWN PROVIDENCE



21 MINUTES
T.F. GREEN AIRPORT



DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	2,552	12,491	29,671
Avg. HH \$	\$131,508	\$125,723	\$117,757
Daytime (Total)	3,608	17,475	26,733