

OFFICE/RETAIL SPACE FOR LEASE



BERKELEY BUSINESS CENTER

30 Martin Street, Cumberland, RI 02864

GEORGE PASKALIS, SIOR

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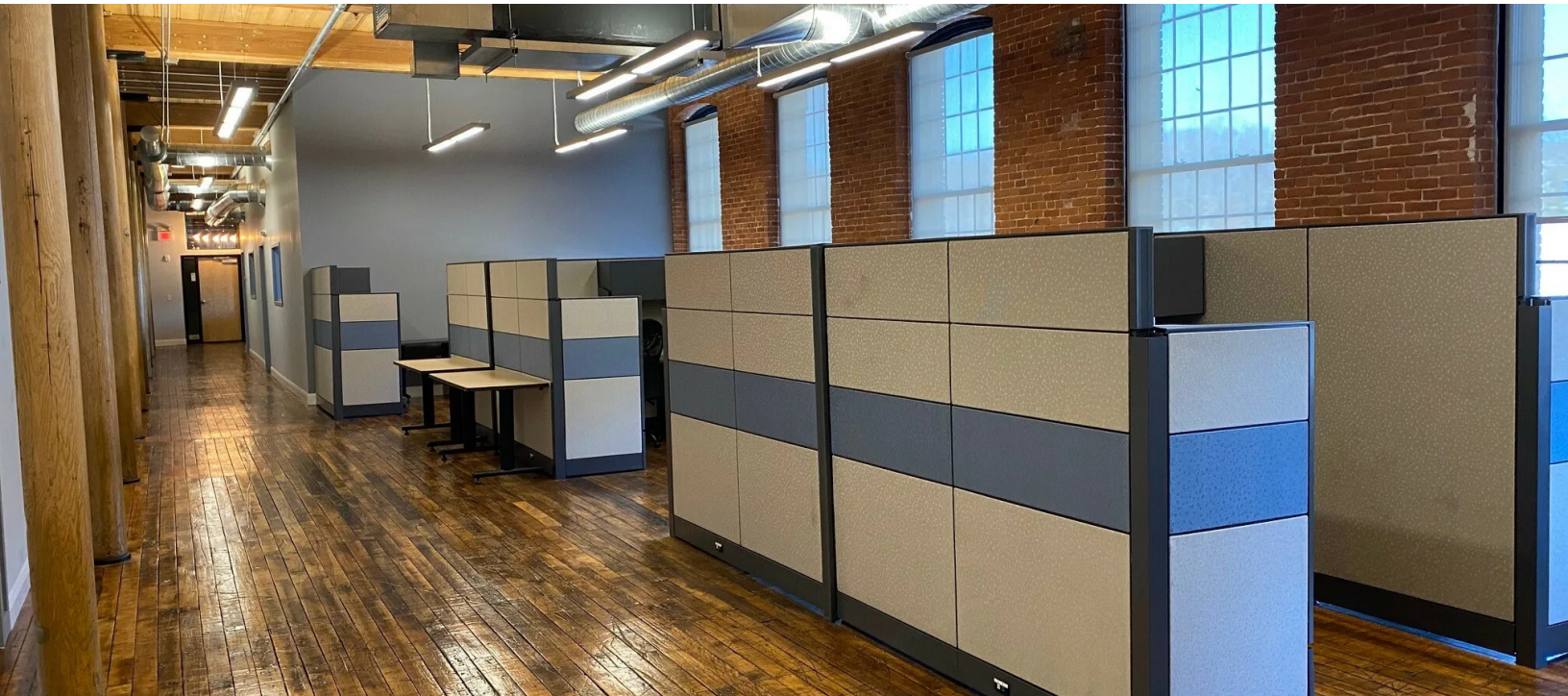
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MG COMMERCIAL

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The property consists of a 272,300 SF historic, multi-level, carbon-neutral green building situated on a 5.6-acre site. The main building is a four-story structure that has been converted into creative corporate office space, offering suites ranging from 1,000 to 5,600 SF as well as first-floor retail spaces ranging from 1,500 to 11,000 SF. Join a growing roster of tenants, including Hayward Baker and Baby Delight, and enjoy a variety of on-site amenities, including Phantom Farms Brewery, a walking path around the campus, outdoor grills, fitness training, an on-site salon, a café, event space, self-storage, EV charging stations, and live/work residences.

LOCATION DESCRIPTION

The subject property is located approximately 1.5 miles from Exit 10 of I-295 via Mendon Road (Route 122) and is in close proximity to the Route 116 corridor. The property offers convenient access to all of Northern Rhode Island and Southeastern Massachusetts and is just 15 minutes from Downtown Providence.

PROPERTY HIGHLIGHTS

- 1,000–5,658 SF Office Space Available
- 1,500–11,000 SF First-Floor Retail Space Available
- Professional On-Site Property Management
- Home to Phantom Farms Brewery
- Numerous On-Site Amenities
- Abundant Covered On-Site Parking
- Distinctive Brick-and-Beam Interiors
- Excellent Highway Accessibility
- 1.5 Miles to Exit 20, I-295 (Cumberland)

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (MG)
Available SF:	1,000 - 11,000 SF
Building Size:	272,300 SF

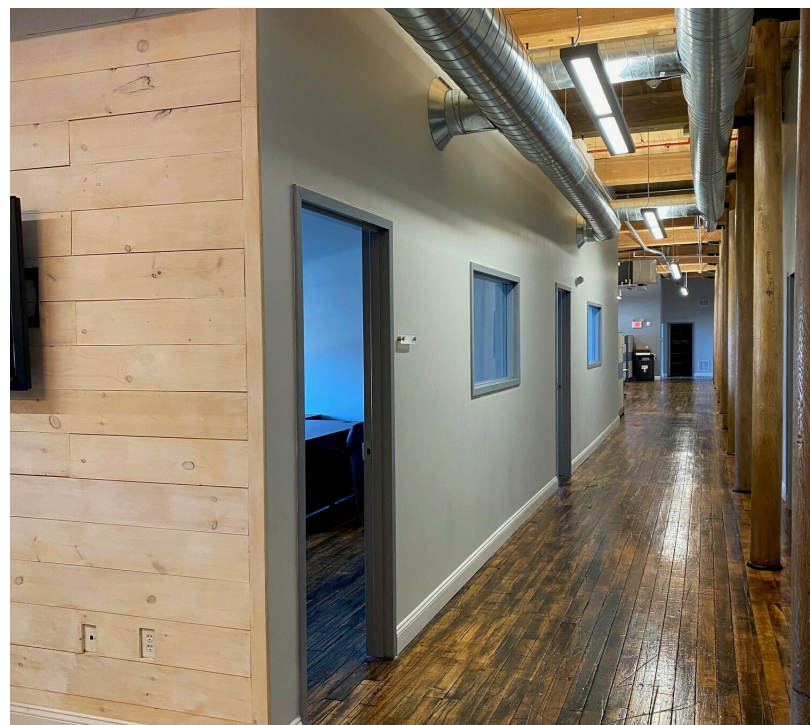
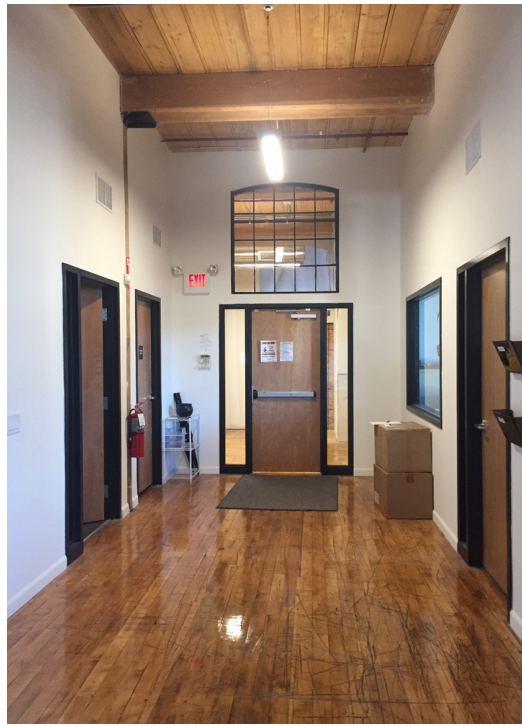
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ADDITIONAL PHOTOS



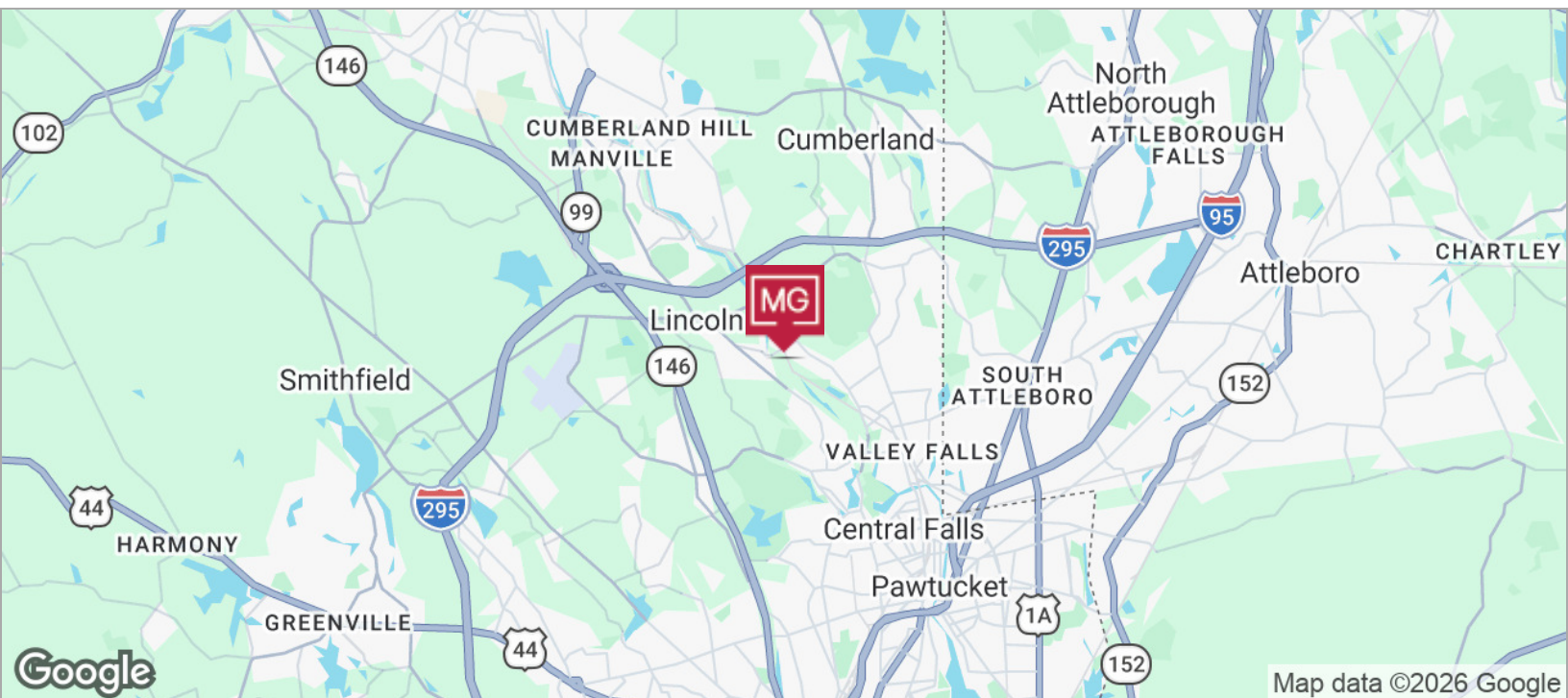
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LOCATION MAPS



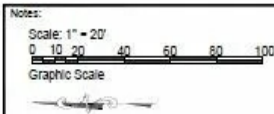
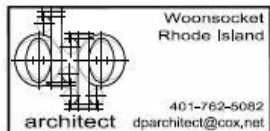
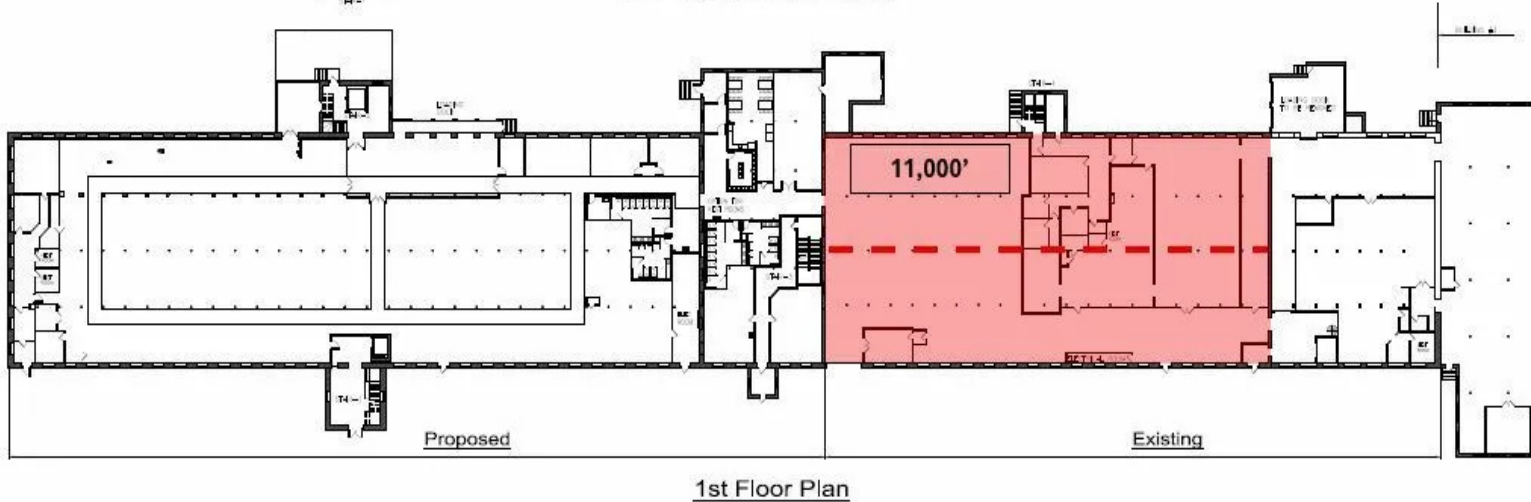
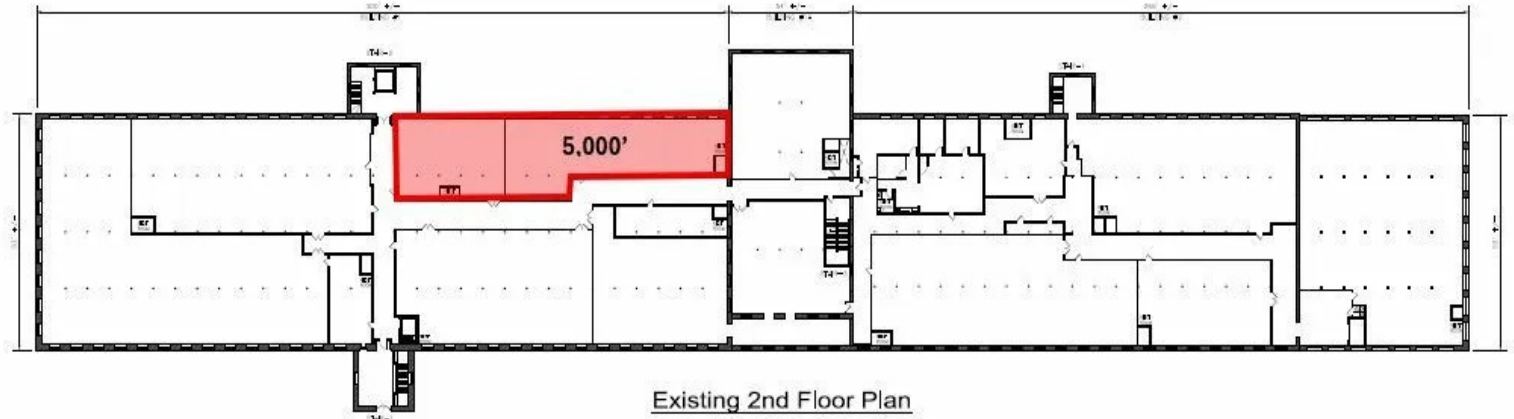
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FLOOR PLANS- FIRST & SECOND FLOORS



Berkeley Business Center

30 Martin Street
Cumberland, Rhode Island

Revised: Apr., 22, 2021
Date: Jan. 27, 2016
Drawn by: DRP

Sheet Contents
Building 1 & 2
1st & 2nd
Floor Plans

Drawing No.
A0.1
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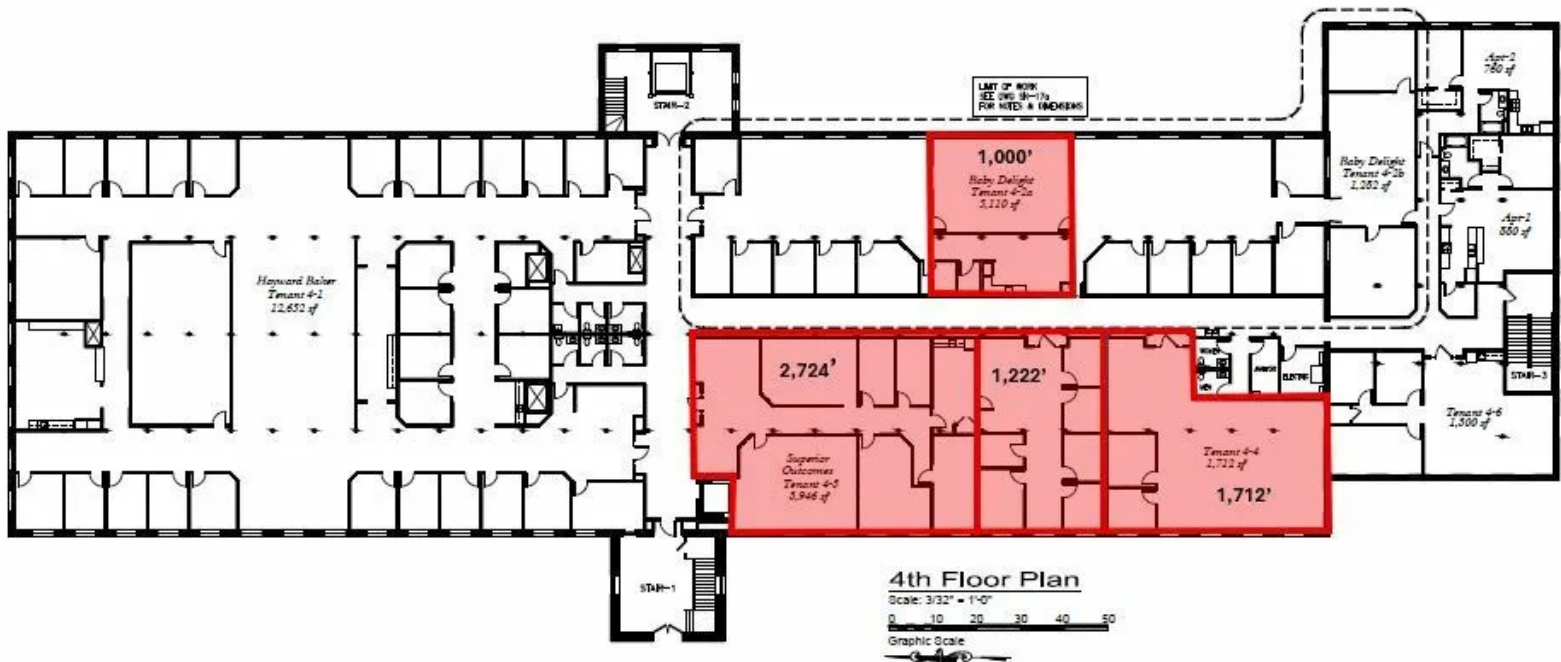


FLOOR PLANS- THIRD & FOURTH FLOORS



3rd Floor Plan

Scale: 3/32" = 1'-0"
0 10 20 30 40 50



4th Floor Plan

Scale: 3/32" = 1'-0"
0 10 20 30 40 50
Graphic Scale

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