



FOR SALE: PRIME REDEVELOPMENT OPPORTUNITY



1144 Eddy Street, Providence, RI 02905

40,672 SF on a signalized corner in Providence's Hospital District corridor

MICHAEL FRIEDMAN

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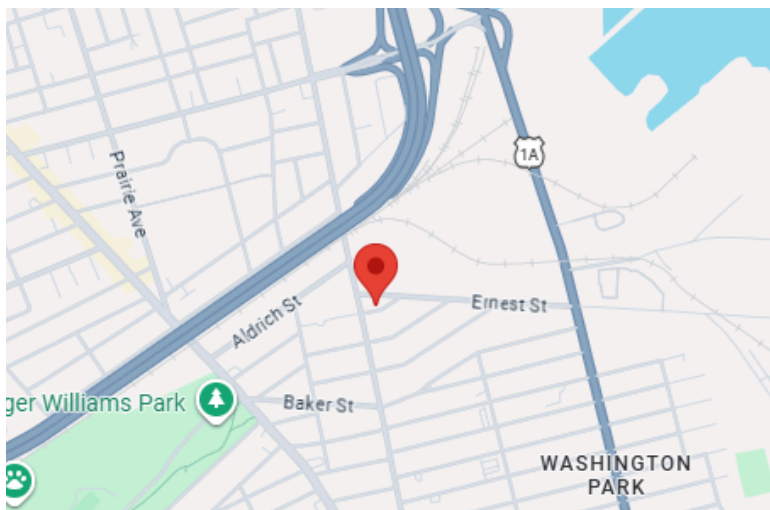
Paolino Properties

100 Westminster Street
Providence, RI
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COMMERCIAL BUILDING FOR SALE

EXECUTIVE SUMMARY



LOCATION DESCRIPTION

1144 Eddy Street sits on a hard signalized corner in Providence's ManuCenter district — a rapidly evolving stretch wedged between the Hospital District to the north and Washington Park to the south. The property offers something increasingly rare in Providence: a 16,824 SF corner parcel with 150 feet of frontage on Eddy Street, flexible M-MU-75 zoning, and direct visibility to traffic flowing between downtown, the hospitals, and the interstate. Whether you're an owner-user looking for move-in-ready space or a developer assembling a position in one of Providence's most active growth corridors, 1144 Eddy delivers location, scale, and optionality in a single transaction.

OFFERING SUMMARY

Sale Price:	Withheld
Building Size:	40,672 SF
Lot Size:	16,824 SF
Zoning:	M-MU-75

PROPERTY HIGHLIGHTS

- Hard corner at signalized intersection
- 40+ space private parking lot
- Prime Redevelopment Site with valuable M-MU-75 Zoning
- Located Among Hospital and Life Sciences Cluster

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PROPERTY DETAILS

LOCATION INFORMATION

Street Address	1144 Eddy Street
City, State, Zip	Providence, RI, 02905
County	Providence
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-95
Nearest Airport	T.F. Green International

BUILDING INFORMATION

Building Class	B
Ceiling Height	12 FT
Minimum Ceiling Height	12 FT
Number of Floors	3
Average Floor Size	13,256 SF
Year Built	1925
Year Last Renovated	2000
Gross Leasable Area	40,672 SF
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Commercial
Property Subtype	Creative/Loft
APN #	Plat 57, Lot 291
Lot Frontage	150 FT
Lot Depth	300 FT
Corner Property	Yes
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Off-Street Parking	40

UTILITIES & AMENITIES

Freight Elevator:	Yes
Number of Elevators:	2
Central HVAC:	Yes
Gas/Propane:	Yes

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ADDITIONAL PHOTOS



CAFETERIA



PRIVATE OFFICES



MEETING PODS



BRIGHT HARDWOODS



TRAINING ROOMS

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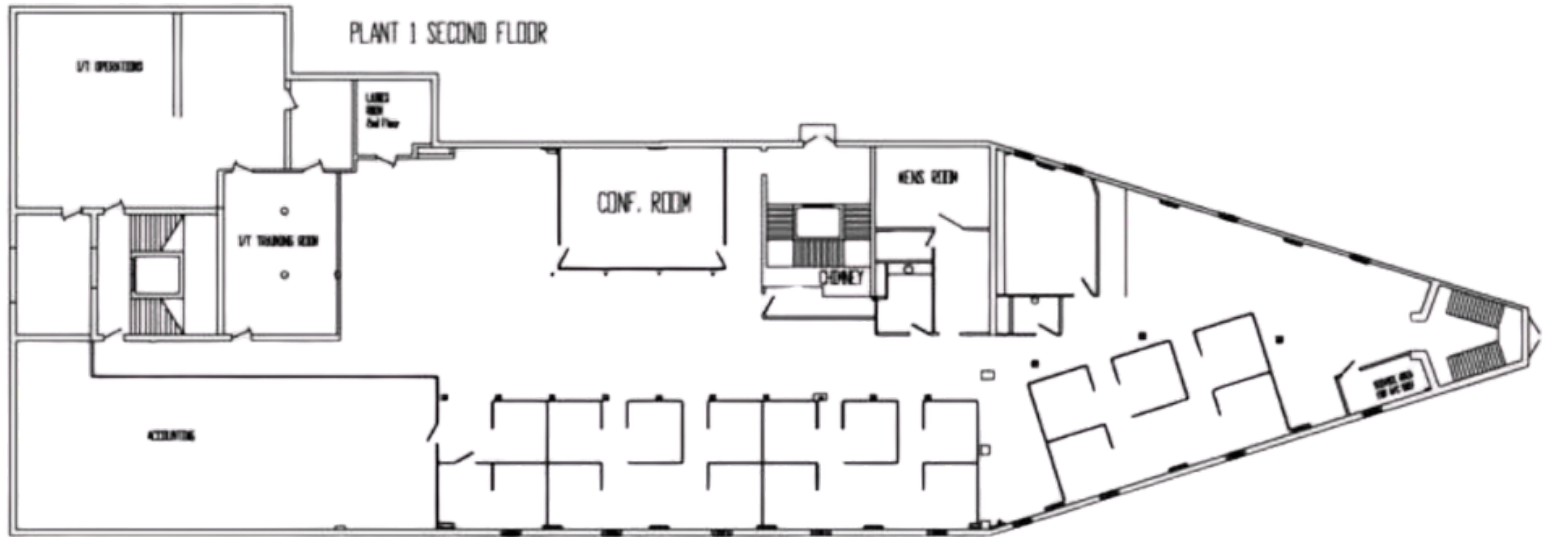


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COMMERCIAL BUILDING FOR SALE

FLOOR PLAN & PLAT MAP



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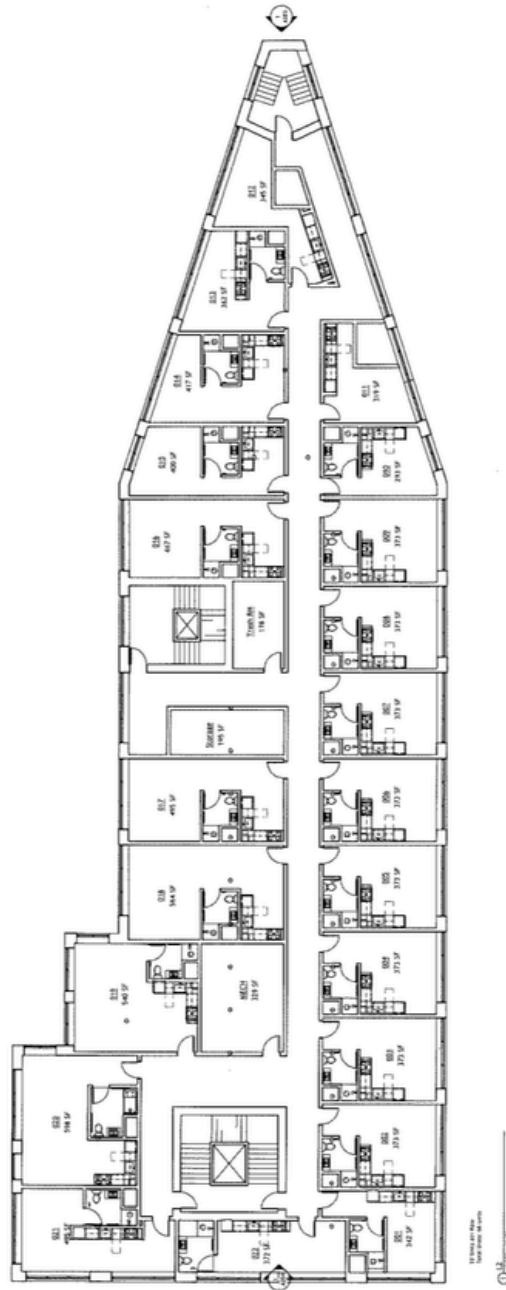


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AERIAL



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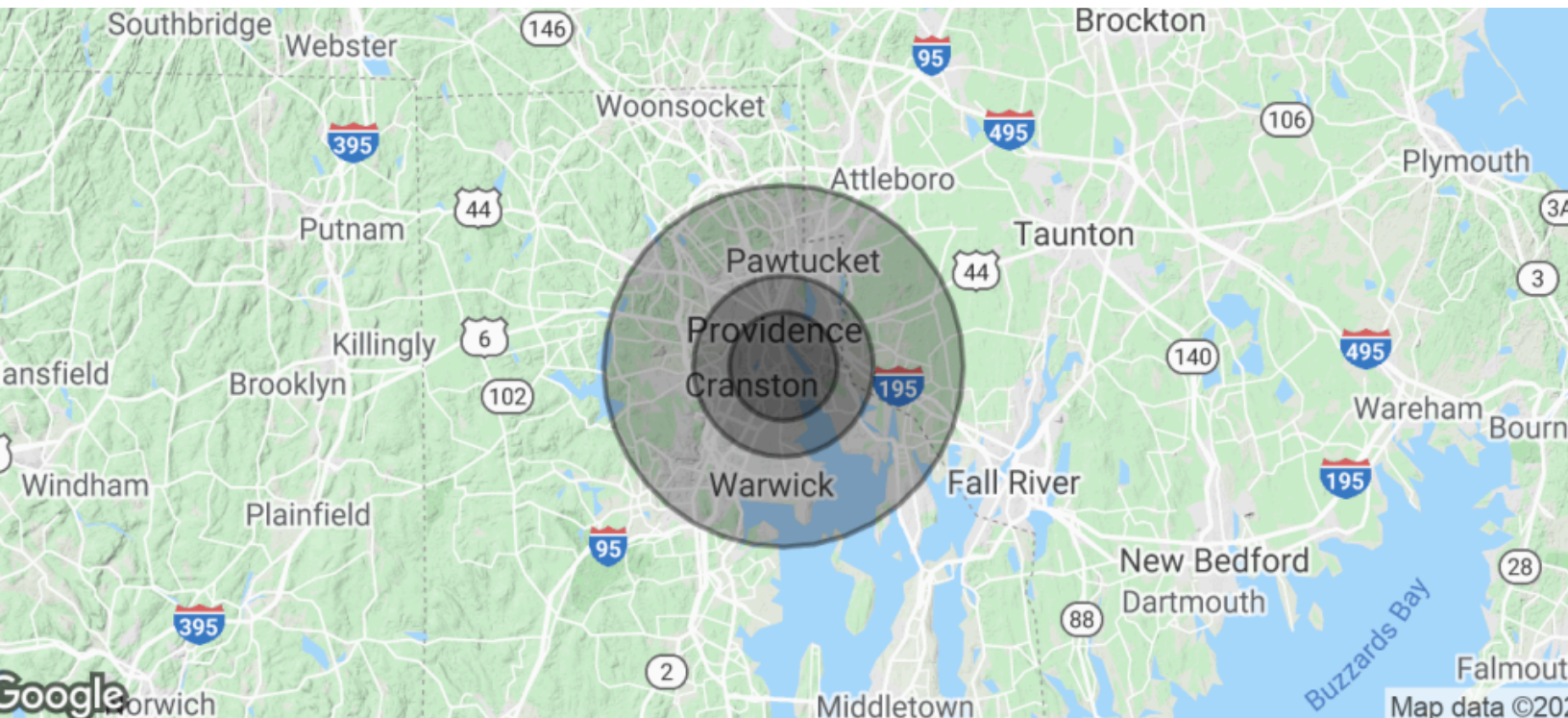
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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	177,532	413,066	822,060
Average Age	31.3	33.8	37.0
Average Age (Male)	30.0	32.4	35.5
Average Age (Female)	32.6	35.2	38.5

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	64,167	155,377	316,016
# of persons per HH	2.8	2.7	2.6
Average HH income	\$56,763	\$59,882	\$64,360
Average house value	\$258,704	\$282,127	\$300,720

* Demographic data derived from 2010 US Census

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