

OFFICE SPACE FOR LEASE



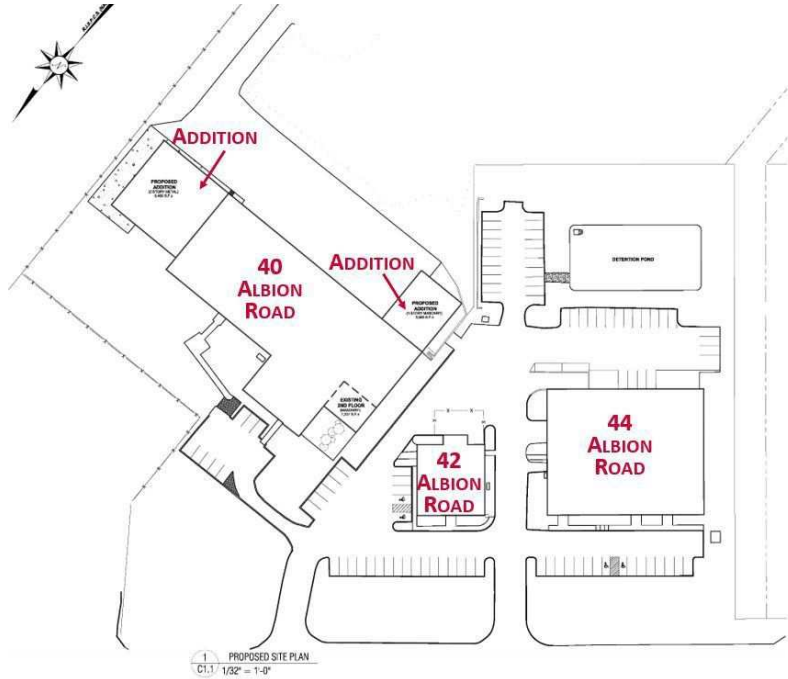
42 ALBION ROAD

Lincoln, RI 02865

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MG COMMERCIAL
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Modern, fully ADA compliant 10,000 SF office building at 42 Albion Road in Lincoln, RI with a 1,840 RSF unit and a 1,470 SF unit available. The available units adjoin each other and could be combined into one unit; however, both have their own entrances and signage and can be leased separately. The 1,470 SF unit was recently renovated and is fully furnished.

PROPERTY HIGHLIGHTS

- Immaculately Maintained Flex Campus
- Premier Northern RI Location
- Mix of Global, National and Regional Tenants - Join Mars Chocolates, Thyssen Krupp and other Excellent Tenants
- Turnkey Space; Immediate Occupancy
- ADA Compliant
- Efficient and Flexible Spaces and Layouts
- Ample Parking with Multiple Access Points
- Excellent Presence and Visibility

LOCATION DESCRIPTION

The 6.6 acre campus setting consists of 3 office and flex buildings totaling 54,000 SF. There is a mix of local, regional, national and international tenants. The campus is ideally located in northern Rhode Island at the confluence of Routes 295, 146 and 116, making it very convenient for tenants to access locally, and from many other regional areas, including Providence, Boston, Worcester, Hartford and New York. Additionally, the campus is directly across from the North Central State Airport, offering tenants and clients the option of flying to major cities in minutes and walking across the road to the campus.

OFFERING SUMMARY

Lease Rate:	\$20.00 - 24.00 SF/yr (MG)
Available SF:	1,470 - 3,310 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 105A	\$24.00 SF/yr	1,470 SF
Suite 106	\$20.00 SF/yr	1,840 SF

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FLOOR PLAN

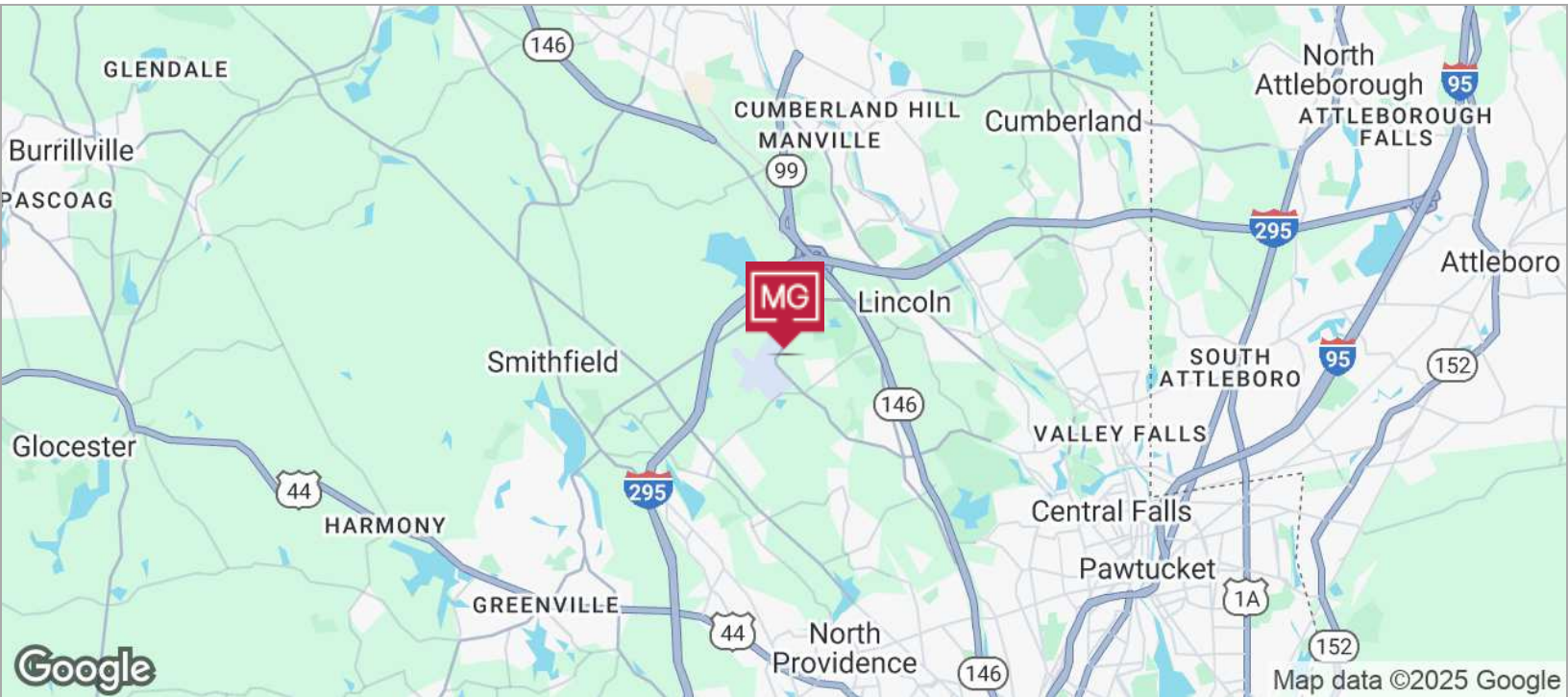


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AREA MAPS



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