



ENGEL&VÖLKERS

Cumberland Medical Center

Medical Office Condominium Available For Sale

2138 MENDON ROAD ♦ SUITE 103B ♦ CUMBERLAND ♦ RI

Property Overview

Located within Cumberland Medical Center, this first-floor medical office condominium presents a rare opportunity to establish or expand your practice in one of northern **Rhode Island's most established healthcare destinations**.

As the only available suite within the building, Unit 103B offers immediate occupancy, excellent visibility, and a flexible layout designed to support a variety of healthcare, wellness, and professional office uses.

Positioned along Mendon Road (Route 122) and moments from Interstate 295, the property benefits from strong daily traffic counts, convenient accessibility, and proximity to major retail, service, and medical providers.

Property Features

- ♦ ±907 SF Medical Office Condominium
- ♦ First Floor Location
- ♦ Immediate Occupancy
- ♦ Only Available Unit in Building
- ♦ Flexible Interior Layout
- ♦ Class B Medical Office Building
- ♦ Association Fee: \$397/Month
- ♦ Excellent Visibility
- ♦ High Daytime Traffic Counts
- ♦ Direct Access to Route 122
- ♦ Minutes to Interstate 295
- ♦ 120 Surface Parking Spaces

ENGEL&VÖLKERS®
SAM BALDELLI HUNT

Designed for Healthcare & Professional Use

Unit 103B has been configured to support efficient patient flow and operational functionality while providing flexibility for future customization.

Whether utilized as a physician's office, wellness center, therapy practice, specialty clinic, or professional office, the space is designed to adapt to evolving business needs.



Measurements are approximate and should not be deemed exact.

Existing Floor Plan Features

- ◆ Reception & Waiting Area
- ◆ Private Doctor's Office
- ◆ Two Exam Rooms
- ◆ Monitor Room
- ◆ Two Private Restrooms



Strategic Location. Exceptional Accessibility.

Positioned in Cumberland's Primary Commercial Corridor

Cumberland Medical Center enjoys a **highly desirable location** within one of the region's most active retail and business districts.

Situated along Mendon Road (Route 122), the property benefits from **strong visibility and accessibility** while providing convenient access for patients and employees throughout Rhode Island and southeastern Massachusetts.



Schedule Your Private Tour Today

Discover the potential of this **rare medical office opportunity** within Cumberland Medical Center. Contact Sam Baldelli Hunt to arrange a private showing and explore how this space can support your practice or business goals.



Sam Baldelli Hunt
Real Estate Advisor
Engel & Völkers Oceanside

+1 401-500-6065
sam.baldellihunt@evrealestate.com