

Up to 86,100 RSF Available
Lease Rate: \$41.00/SF, Net Electric

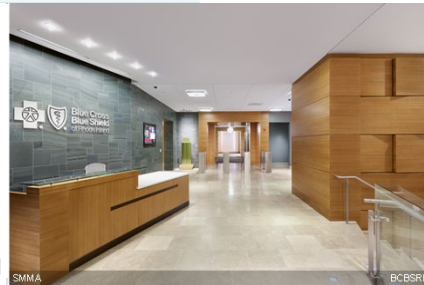
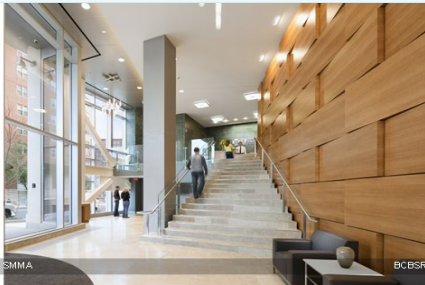
Newest office tower in the heart of Downtown Providence; within walking distance to all major downtown amenities and adjacent to the train station and mall.

Property Highlights

- Available immediately
 - 24,000 SF 6th Floor
 - 24,000 SF 7th Floor
 - 17,500 SF 8th Floor
 - 5,000 SF 9th Floor
 - 5,300 SF 10th Floor
 - 10,300 SF 12th Floor
- On-site parking garage
- Gold LEED certified
- Train station and Providence Place Mall next door
- State-of-the-art, highly efficient building systems
- Fitness center, cafeteria and conference-media room on-site and available to tenants
- 6 high-speed elevators, 1 servicing the parking garage
- Large windows for spectacular views of the State House and downtown skyline

BUILDING FEATURES

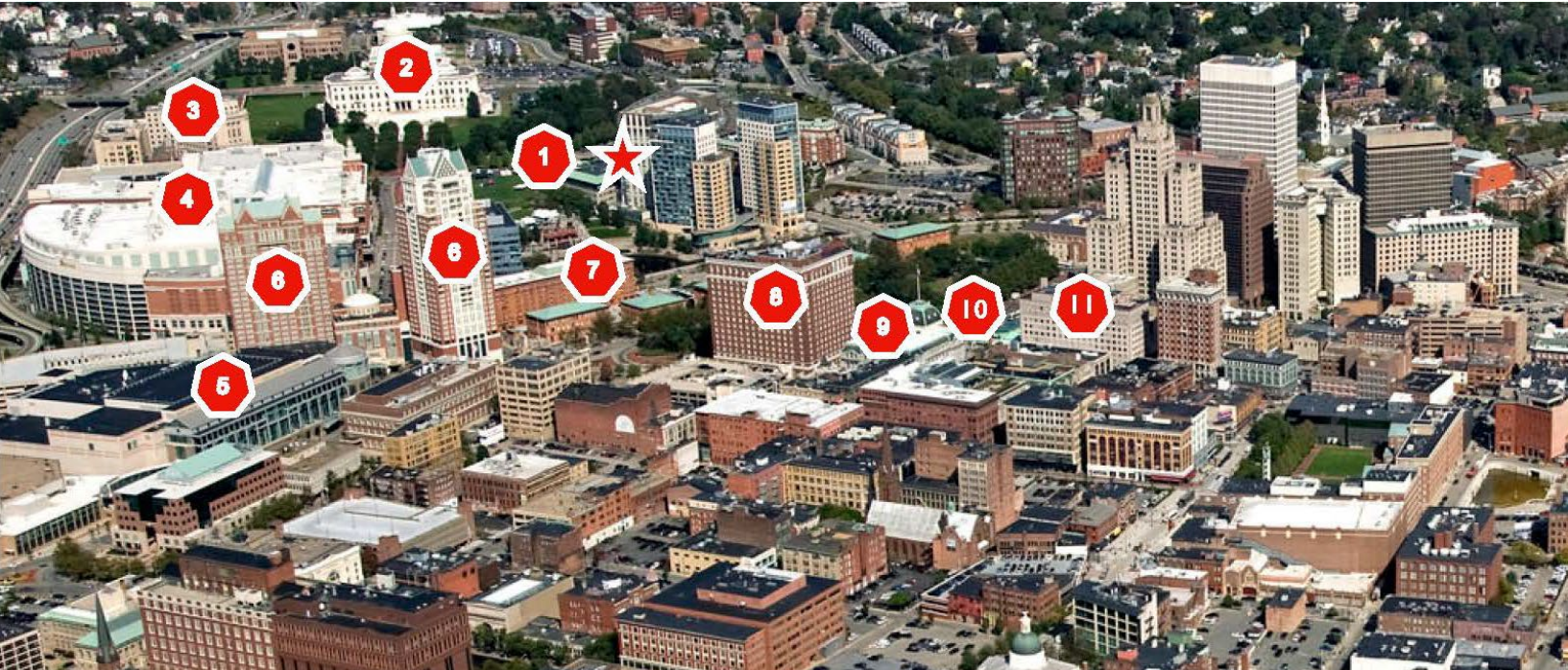
CONTIGUOUS	Up to ± 65,000 RSF
LEASE RATE	\$41.00/sf, net electric
PARKING	On Site Garage
TIMING	Immediate


CLASS 'A' OFFICE


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- AERIAL KEY:**
- | | | |
|--------------------------|------------------------------|-------------------|
| 1. Train Station | 5. Convention Center | 9. City Hall |
| 2. State House | 6. Omni Hotel/The Residences | 10. Bus Terminal |
| 3. Renaissance Hotel | 7. Courtyard Marriott | 11. Federal Court |
| 4. Providence Place Mall | 8. Graduate Hotel | |

