

150▶Richmond

150 RICHMOND STREET | PROVIDENCE, RI

Where
Innovation
Takes
Root



CUSHMAN &
WAKEFIELD

HAYES & SHERRY

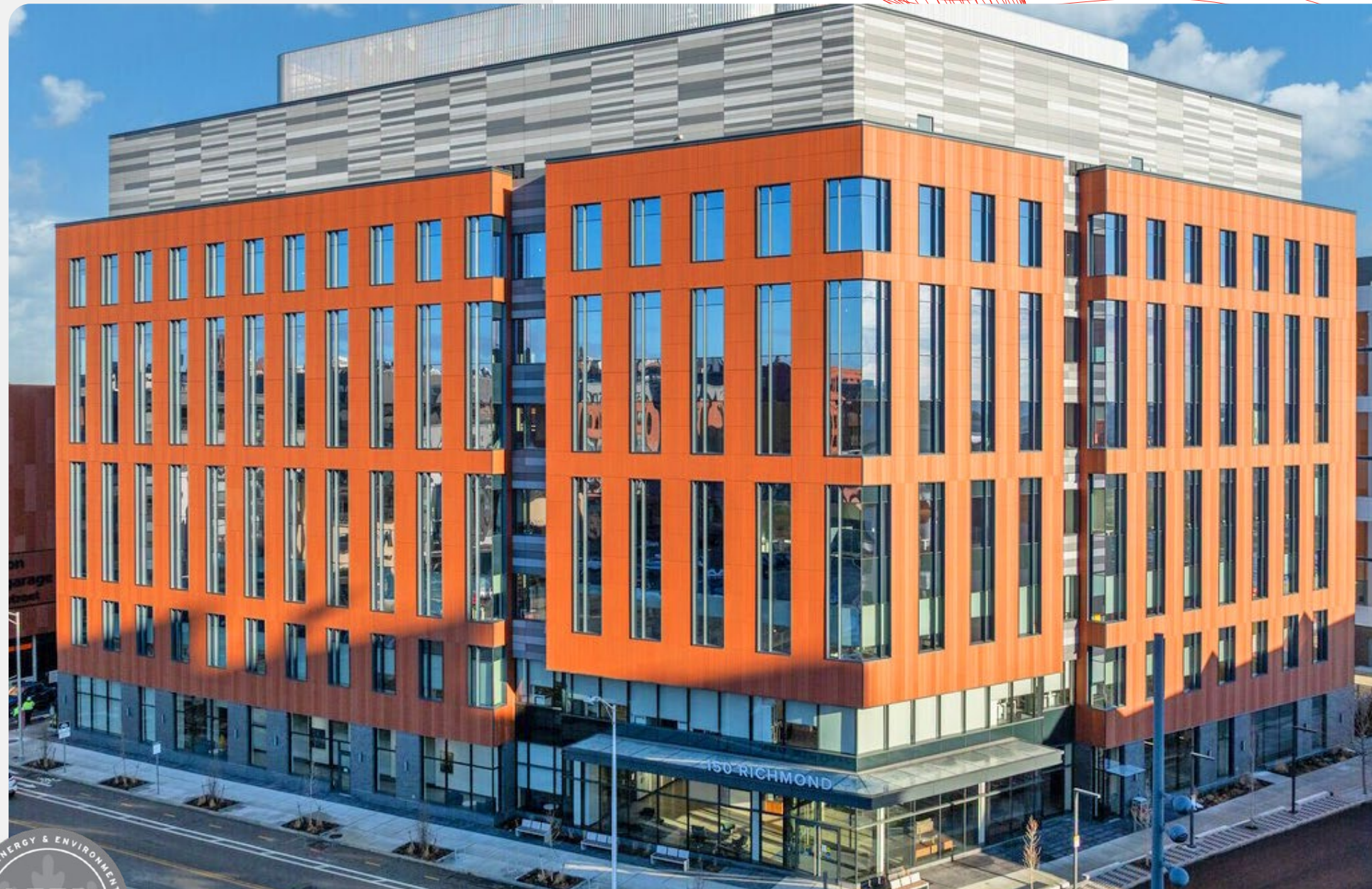
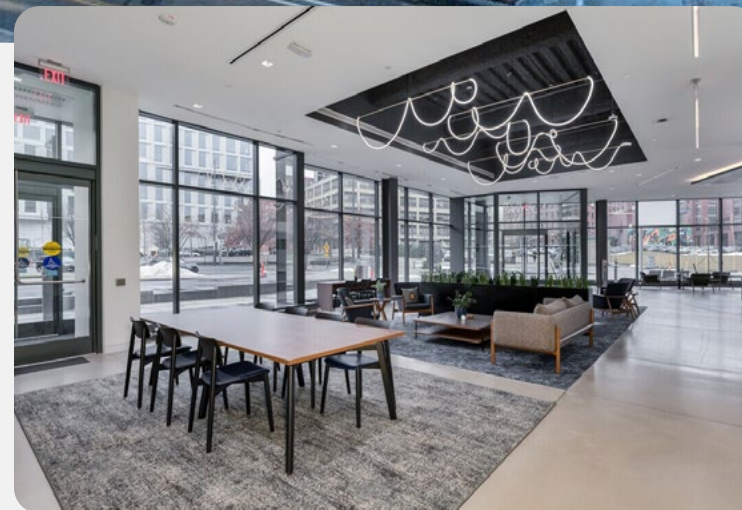
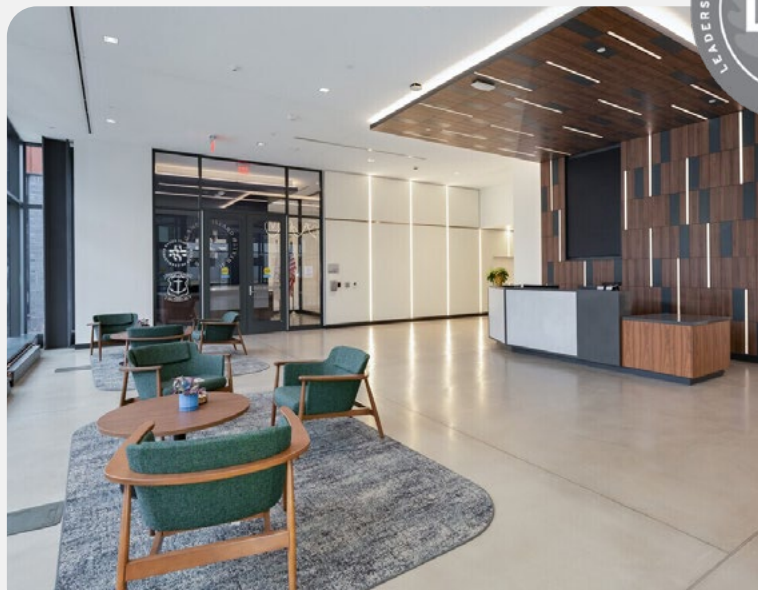
► Purpose-Built for Progress

150 Richmond is a state-of-the-art research and technology destination that brings academia, cutting-edge science, and forward-thinking entrepreneurs together within Providence's dynamic, innovation ecosystem. A regional landmark in life-science innovation, the building sits at the core of Rhode Island's transformation into one of the fastest-growing life sciences hubs.

150 Richmond infrastructure is purpose-built with fully equipped lab, incubator and office space to help position biotech, medical research, Brown University and affiliated technology companies evolve, expand and uncover world-changing breakthroughs.

Highlights

- » ±210,000 SF, Class A building
- » ±30,000 SF typical floor plate
- » ±90,000 RSF available across (Floors 5-7)
- » Flexible, incubator-style wet labs, offices & support services available
- » Current occupancy includes Rhode Island State Health Laboratory (RISHL) and Ocean State Labs
- » Centrally located within Providence's expanding life sciences ecosystem
- » Walkable to city amenities, parks, entertainment & Brown Medical School
- » Quick access to RIPTA, Amtrak, MBTA, Route 6 & I-95
- » LEED-certified



A Gateway to Next-Gen Innovation

150 Richmond Street is situated within the heart of Rhode Island's burgeoning life sciences ecosystem, made up of higher education institutions, robust talent and a growing network of innovative companies. The building also sits within the 195 District, a thriving neighborhood and innovation district in downtown Providence, with a focus on growing the city's life sciences cluster.

Established in 2023 to facilitate the growth of the state's life sciences sector, The Rhode Island Life Science Hub has helped usher in a new era of medical advances and scientific breakthroughs with companies who specialize in the fields of medical devices, biomedical technology, medical therapeutic therapies, biogenetics, biomedical engineering, biopharmaceuticals, genomics and life sciences.

- » **27,300** Workers directly employed in life science*
- » **22,640** employees in Research, Testing, Laboratories, and Hospitals*
- » **1,706** employees in Bioscience-Related Distribution*
- » **1,648** employees in Medical Devices Manufacturing*
- » **1,285** employees in Pharmaceutical and Medicine Manufacturing*

- » **11%** employment growth since 2015
- » **92%** growth in life sciences establishments since 2023
- » **\$21M** in capital investments since 2023
- » **\$160M** in private capital investments since 2023
- » **\$5.9** billion in total economic impact*

*Based on 2024 data



► Designed for Discovery

150 Richmond offers downtown Providence's first ever purpose-built, life sciences and technology facility to offer state-of-the-art wet lab space for Rhode Island's expanding life science ecosystem. With flexible floor plates and built-out office space, this innovative building is designed to accommodate a variety of growing companies looking to gain a foothold in this transformational market.



Flexibility to accommodate single-bench to full-floor organizations



System infrastructure that supports a 60% wet-lab, 40% office build-out



Access to centralized stand-by power and lab waste systems



Highly proximate to academic and public health research activities

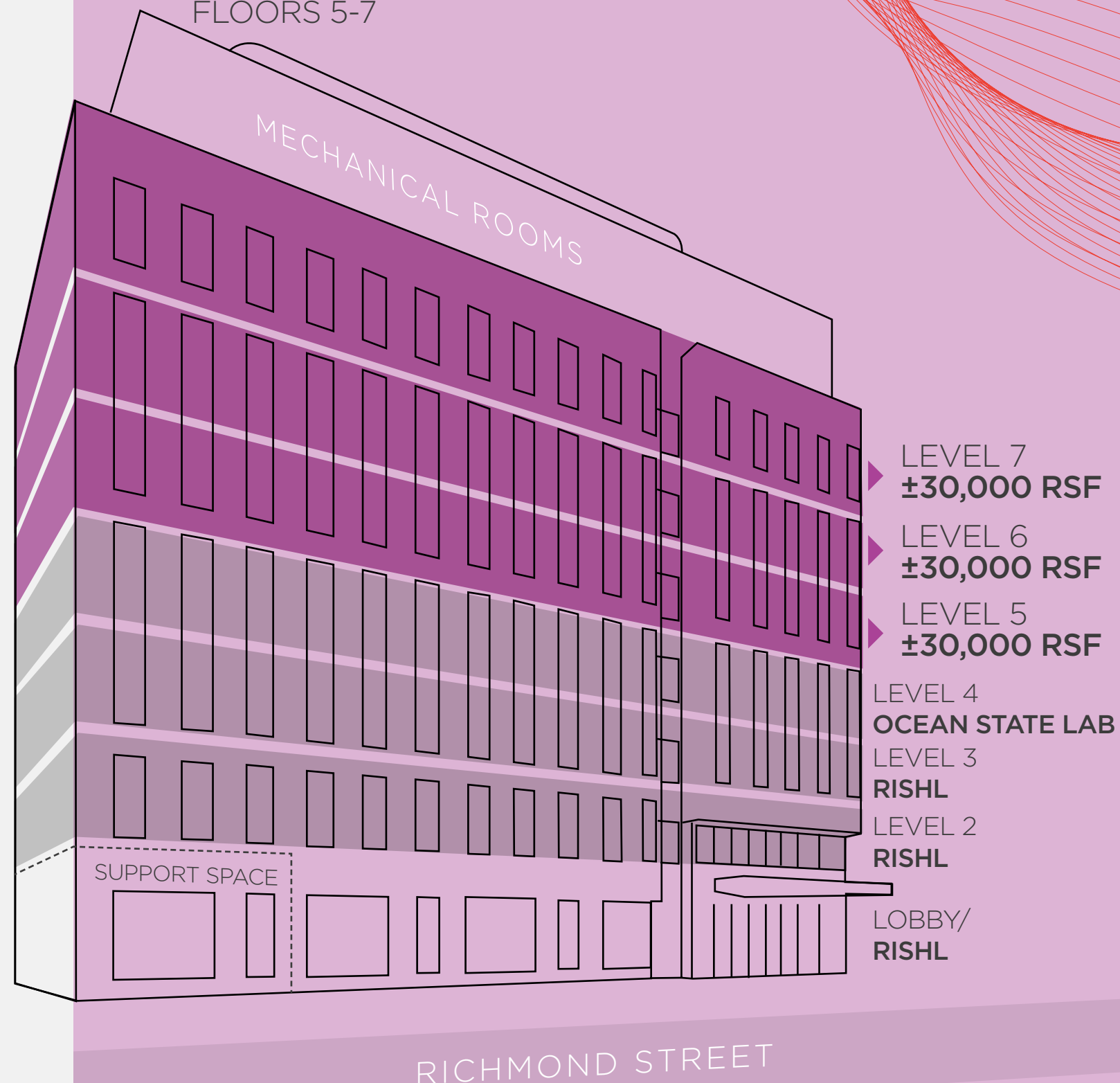


Opportunities for in-place company growth over time



LEED Certification

150► Richmond
90,000 SF LEASING AVAILABILITY
FLOORS 5-7



► Building Specs



FLOORS

- » **LAYOUT:** Structural bays at 33 ft for ideal lab bench layout
- » **LOADING CAPACITY:** 100 psf live/partition loads
- » **FLOOR-TO-FLOOR:** Typical floors are 14'8" slab-to-slab
- » **VIBRATION:** Approximately 8,000 micro-inches per second at walking speeds of 75 steps per minute



HVAC

- » **SUPPLY AIR:** 1.5 cfm/sf for 60% lab areas, 0.35 cfm/sf for 40% office areas
- » **BUILDING EXHAUST:** Sized to match supply side
- » **ENERGY MANAGEMENT:** Heat-shift chiller and energy management controls provided
- » **HYDRONICS:** 1,600 tons chiller capacity, 20,000 MBH boiler plant, chilled and hot water risers stubbed for tenant use at each floor



ELECTRICAL/PLUMBING

- » **ELECTRICAL**
 - » **BASE POWER ALLOTMENT:** 12 w/sf for lab area, 4 w/sf for office area, 60/40 lab/office programmed
 - » **EMERGENCY/BACK-UP POWER:** Two 1,300 kW natural gas generators, allocation of 4 w/sf of program lab space. Space provided for additional tenant-supplied generator if required
- » **PLUMBING**
 - » **POTABLE WATER & WASTE:** Cold water supply, sanitary waste, and vent risers stubbed and capped at each floor
 - » **LAB AND LAB WASTE:** Vacuum-powered lab waste system with risers stubbed and capped each floor for tenant use
 - » **TEMPERED WATER:** Centralized tempered water system for emergency shower/ eye-wash, stubbed and capped at each floor for tenant use



BUILDING SERVICES

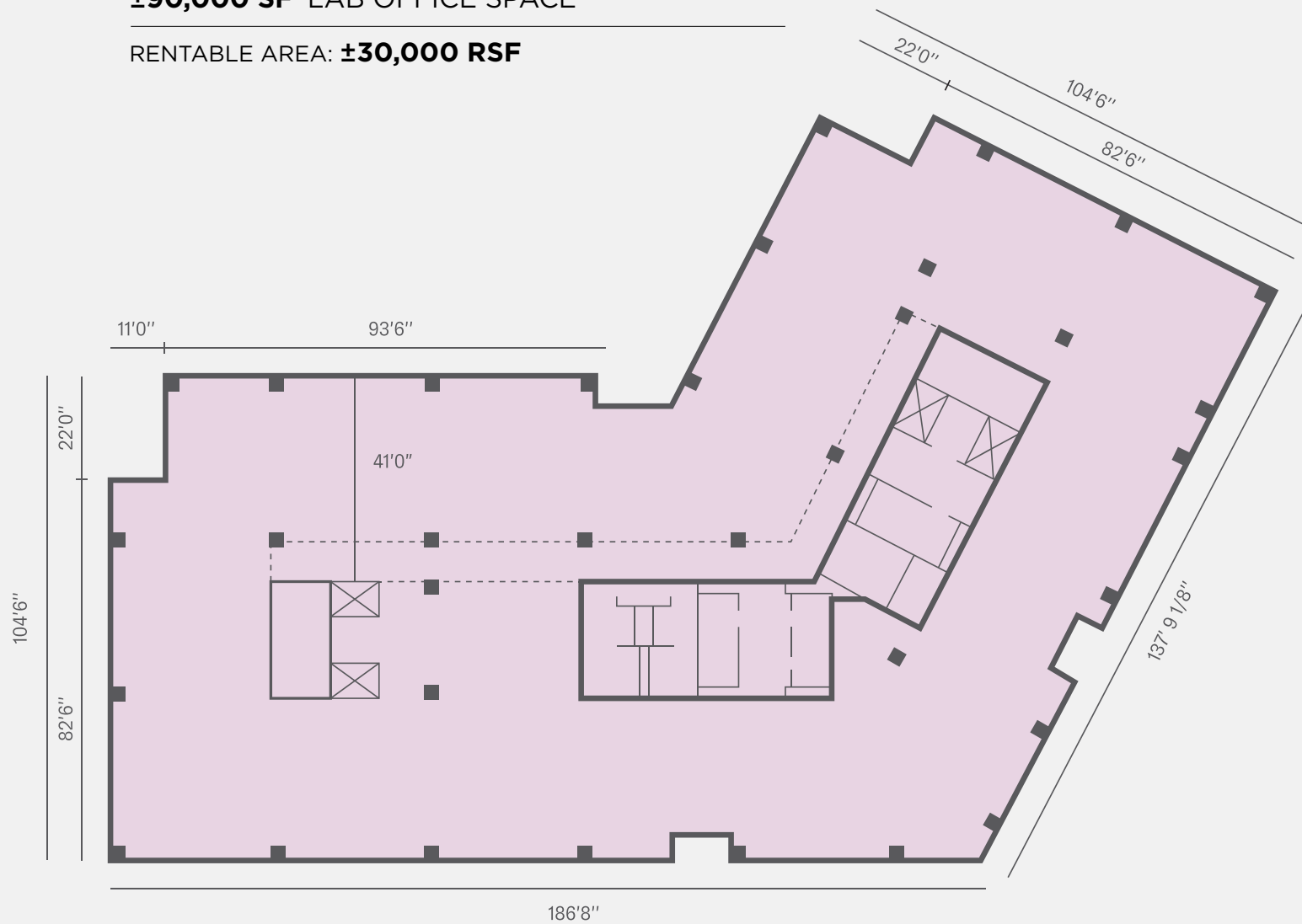
- » **ELEVATORS:** 3 passenger, 1 dedicated freight. RISHL served independently
- » **LOADING:** Two interior loading bays, one rubbish bay, shared with RISHL
- » **STORAGE:** Ground floor chemical and gas cylinder storage dedicated to 150 Richmond

Typical Floor Plans

TYPICAL TENANT LEASE FLOOR

±90,000 SF LAB OFFICE SPACE

RENTABLE AREA: ±30,000 RSF



RICHMOND STREET

OCEAN STATE LAB CONCEPTUAL LAYOUT

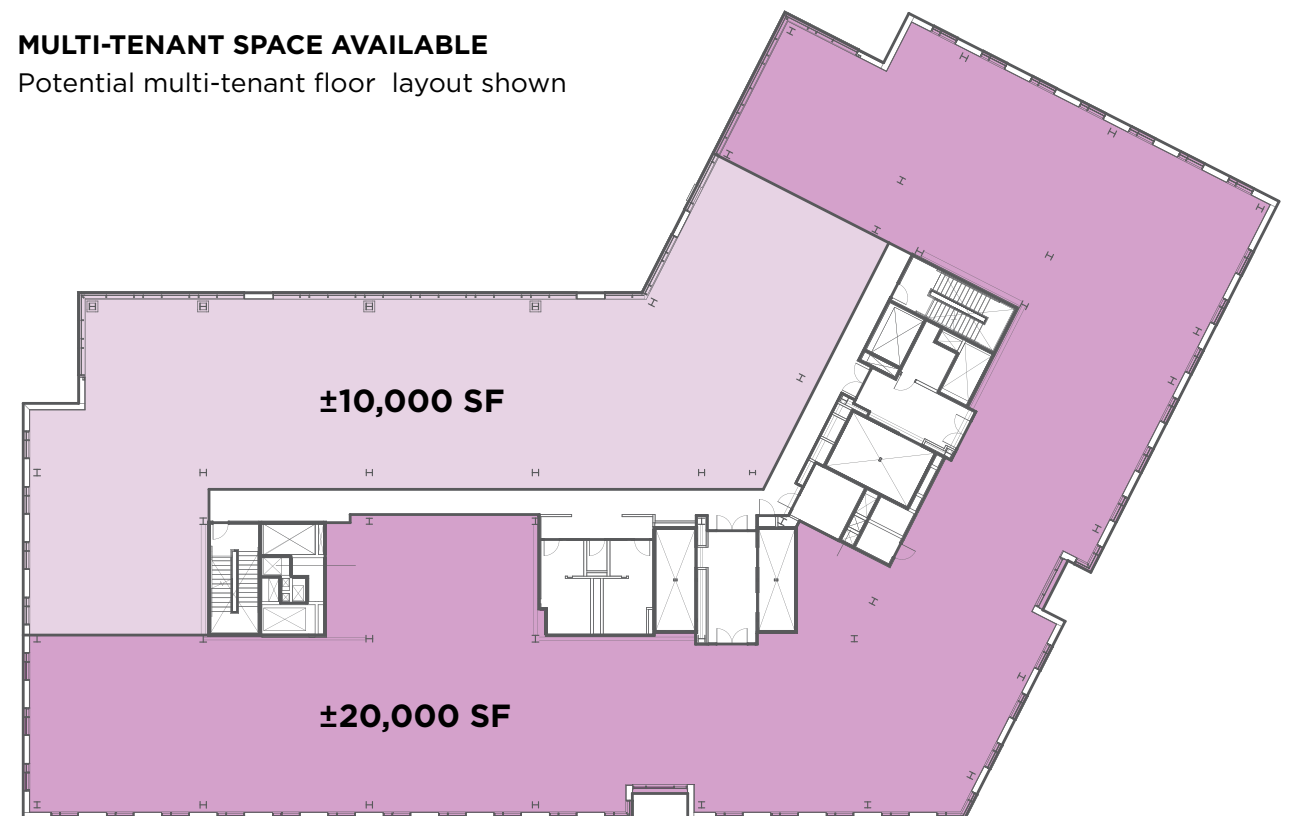
- LABS
- OFFICE
- COMMON
- COLLABORATION
- ADMIN
- CIRCULATION
- SERVICE
- FUME HOODS



CONCEPTUAL SUB-DIVISION FLOOR

MULTI-TENANT SPACE AVAILABLE

Potential multi-tenant floor layout shown



Work Where the City Flows

Set along lush green spaces, scenic bike paths and parks along the city shoreline, Providence offers a vibrant, walkable experience characterized by artisan cafes, retail boutiques, waterfront restaurants, cocktail bars, historic architecture and cobblestone streets.

150 Richmond's commuter-friendly location ensures those traveling by train, car, bike or bus enjoy seamless access throughout the Providence metro area—including the city's historic East Side, filled with museums, landmarks, RISD, Brown University and a vibrant mix of neighborhoods—all just steps away via the Providence River Pedestrian Bridge.

Amenities within .25 mile



RESTAURANTS & BARS

44

RECREATION
& FITNESS

5



ENTERTAINMENT

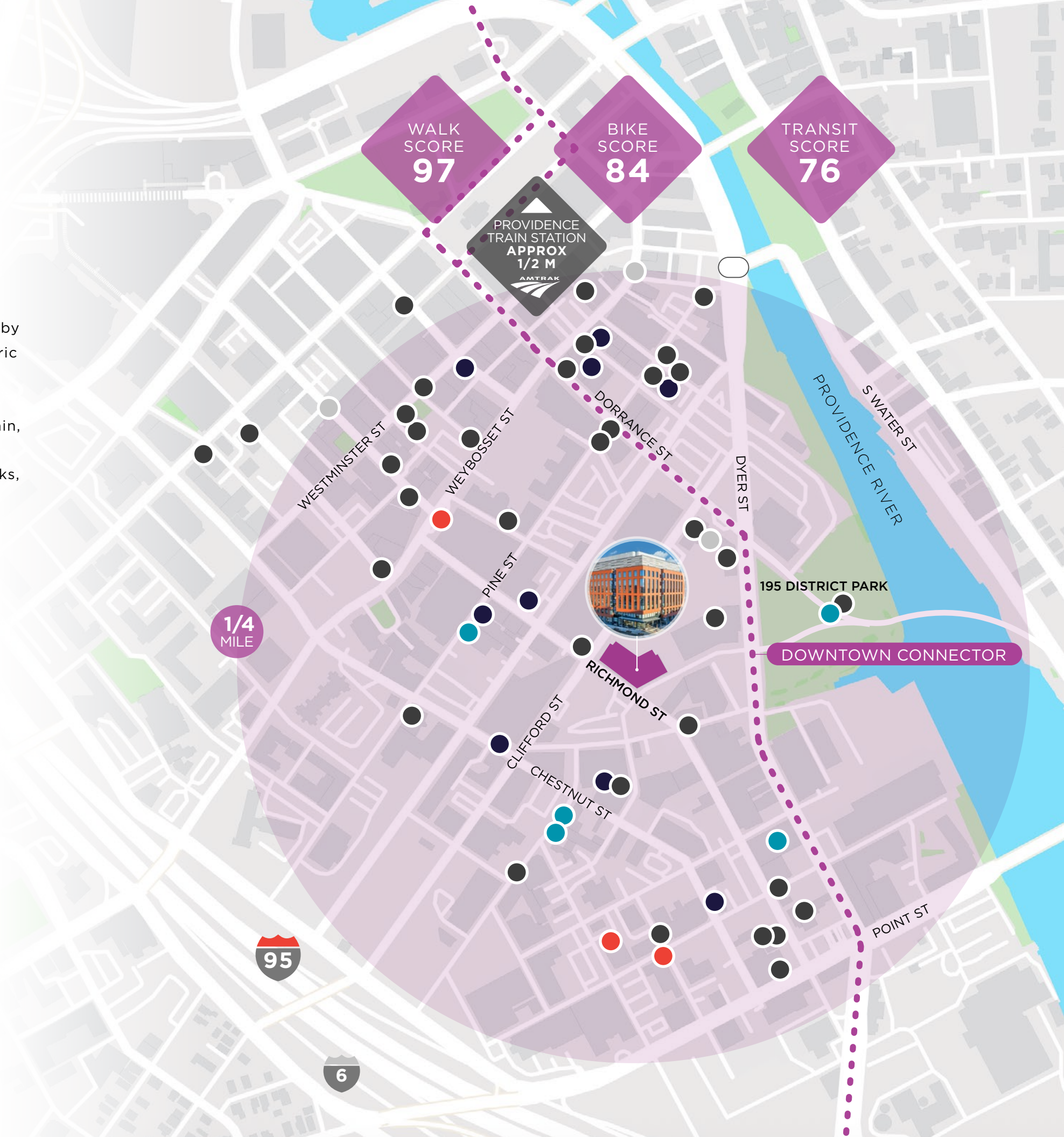
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HOTELS

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I-195	4 MIN DRIVE
I-95	4 MIN DRIVE
ROUTE 6	9 MIN DRIVE
RIPTA DOWNTOWN TRANSIT CONNECTOR	3 MIN WALK
DOWNTOWN PROVIDENCE	8 MIN WALK/3 MIN BIKE



► Reimagine the Routine

150 Richmond offers access to a dynamic environment that is equal parts convenient, connected and immersive, blending seamlessly into the fabric of city life.



Plan a fun day of team building with axe throwing, an escape room or happy hour

Take a quick walk across the river to meet up with friends for dinner or a show

That's
work-life
balance

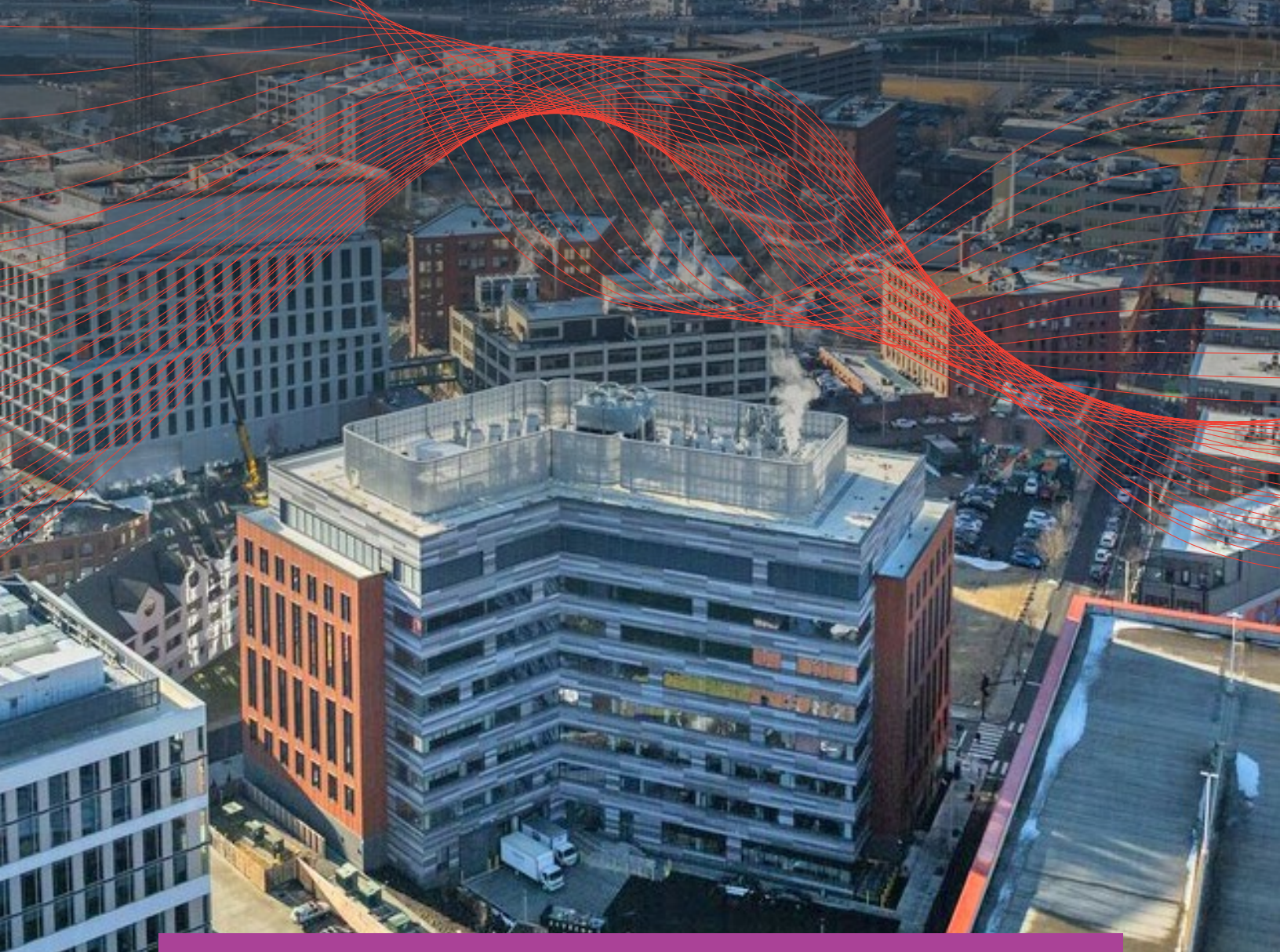
Pull into the adjacent garage or hop off the bus and start your morning with a quick coffee at the ground floor café

Enjoy a 2-min walk to 195 District Park for midday brainstorm session under the sun

Host out-of-town guests for a scenic lunch along the Providence Riverfront

Hop on your bike for a picturesque ride home to Fox Point along the river





MATT FAIR

Partner
mfair@hayessherry.com
401 273 2053

CONNOR BARNES

Executive Vice Chair
connor.barnes@cushwake.com
617 877 8798

STEVE FLACHBART

Senior Vice President
sflachbart@hayessherry.com
401 273 2067

HOLDEN WILSON

Associate
hwilson@hayessherry.com
401 273 1981



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