



Office For Lease

Gateway Center

5,700 - 11,400 SF | \$26 SF/yr

Gateway Center

950 Warren Avenue
East Providence, Rhode Island
02914

Property Highlights

- High Profile Location Class A
- Interstate visible signage.
- Landlord incentives
- Parking 4/1000 Leased
- Direct Interstate Access
- 2 miles to Providence
- 120,000 Daily traffic count

Property Description

Up to 11,400 SF of space is available on the 4th floor of The Gateway Center, a 72,000 square foot, Class A office building located at the I-195 on ramp, and only minutes from Downtown Providence. The ideal tenant can have signage on the street, a parking ratio of four cars per 1,000 SF leased, and other landlord incentives. The property is situated only a 1/2 mile from a major retail corridor and only two miles from Downtown Providence.

For more information

Brian W. Clark

O: 401 301 9002 | C: 401 301 9002
bclark@naiadvisors.com

OFFERING SUMMARY

Available SF	5,700 - 11,400 SF
Lease Rate	\$26 SF/yr (NNN)
Building Size	72,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	352	\$75,217
0.5 Miles	1,290	\$78,264
1 Mile	7,217	\$98,424

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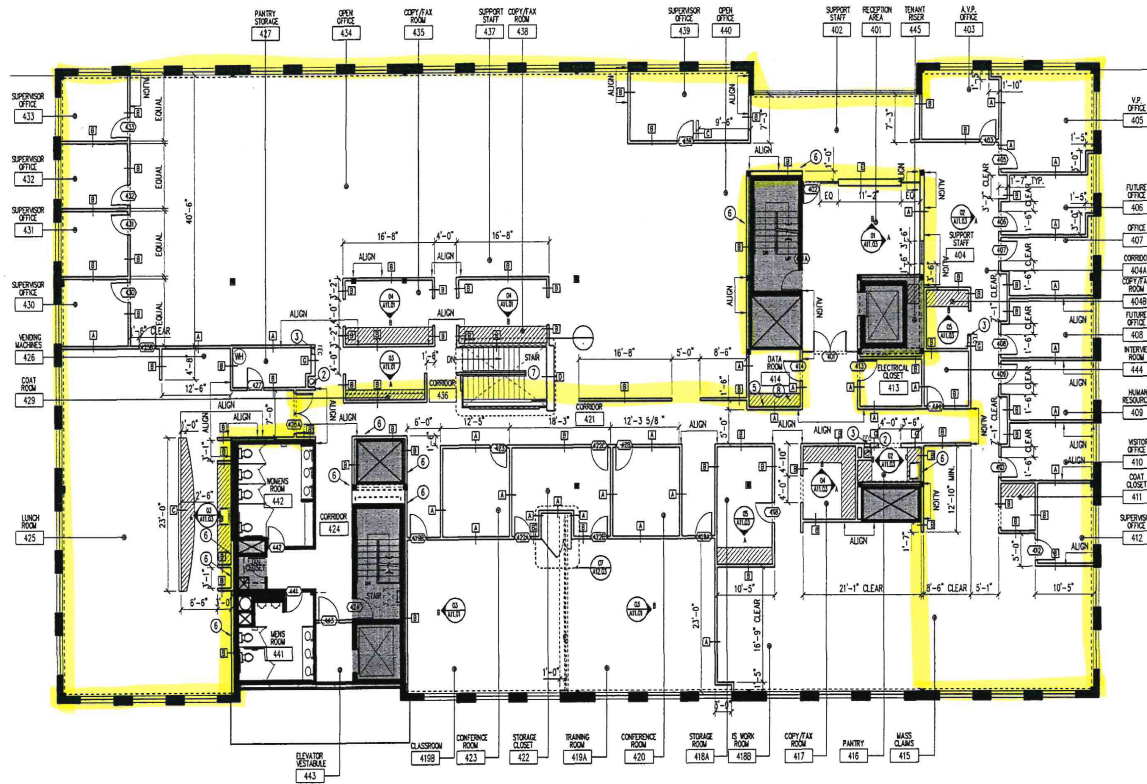
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KEY NOTES

- ① FURNITURE HEATING UNIT. REFER TO HVAC DRAWINGS FOR INFORMATION.
- ② PROVIDE 1'-5" WIDE X 1'-5" DEEP OPENING FOR TENANT FURNISHED WATER COOLER.
- ③ FIRE EXTINGUISHER CABINET. REFER TO SPECIFICATIONS FOR INFO.
- ④ PROVIDE PLYWOOD FURROUT THIS WALL ONLY. REFER TO DETAIL 15/412.01.
- ⑤ PROVIDE DIRECT APPLIED PLYWOOD TO DRYWALL THIS WALL ONLY. PLYWOOD TO START ABOVE COUNTER HEIGHT (30") AND EXTEND TO 8'-0". PAINT TO MATCH ADJACENT WALL COLOR.
- ⑥ FURROUT WALL TO ALIGN WITH FACE OF COLUMN.
- ⑦ EXISTING SLAB OPENING.
- ⑧ PROVIDE PLASTIC LAMINATE WORK COUNTER, 2'-0" DEEP, MOUNTED @ 2'-5" A.F.F. (R-3).

AMERICAN ARBITRATION ASSOCIATION
 950 WARREN AVENUE
 EAST PROVIDENCE, RI

Genster
 Architects, Design & Planning
 Professional Corporation
 133 Federal Street
 5th Floor
 Boston, MA 02110
 Telephone 617.391.4400
 Facsimile 617.392.4401

Issue	Date & Issue Description	By	Check
1	08.17.01 DESIGN DEVELOPMENT REVIEW	RL	LM
2	10.18.01 ISSUED FOR CONSTRUCTION	RL	LM

SHEET NOTES

1. REFER TO FURNITURE DRAWINGS & ELEVATIONS FOR WRAPPED PANEL LOCATIONS.
2. CONTRACTOR TO PROVIDE AND INSTALL WALL HUNG T.V. BRACKET ACCORDING TO REFLECTED CEILING PLAN LOCATIONS. (TENANT TO PROVIDE ACTUAL T.V.S)
3. PROVIDE WALL BLOCKING AT ALL WHITE BOARD WRAPPED PANEL AND T.V. LOCATIONS.
4. ALL WALLS TO BE TYPE "B" U.G.W.
5. INSTALL FIRE RETARDANT WOOD BLOCKING AT ALL LOCATIONS TO RECEIVE MILLWORK, SPELWING, WHITE BOARDS, FABRIC PANELS AND CHART RAILS.



Project Name
 AMERICAN ARBITRATION ASSOCIATION

Project Number
 11.04.00.003

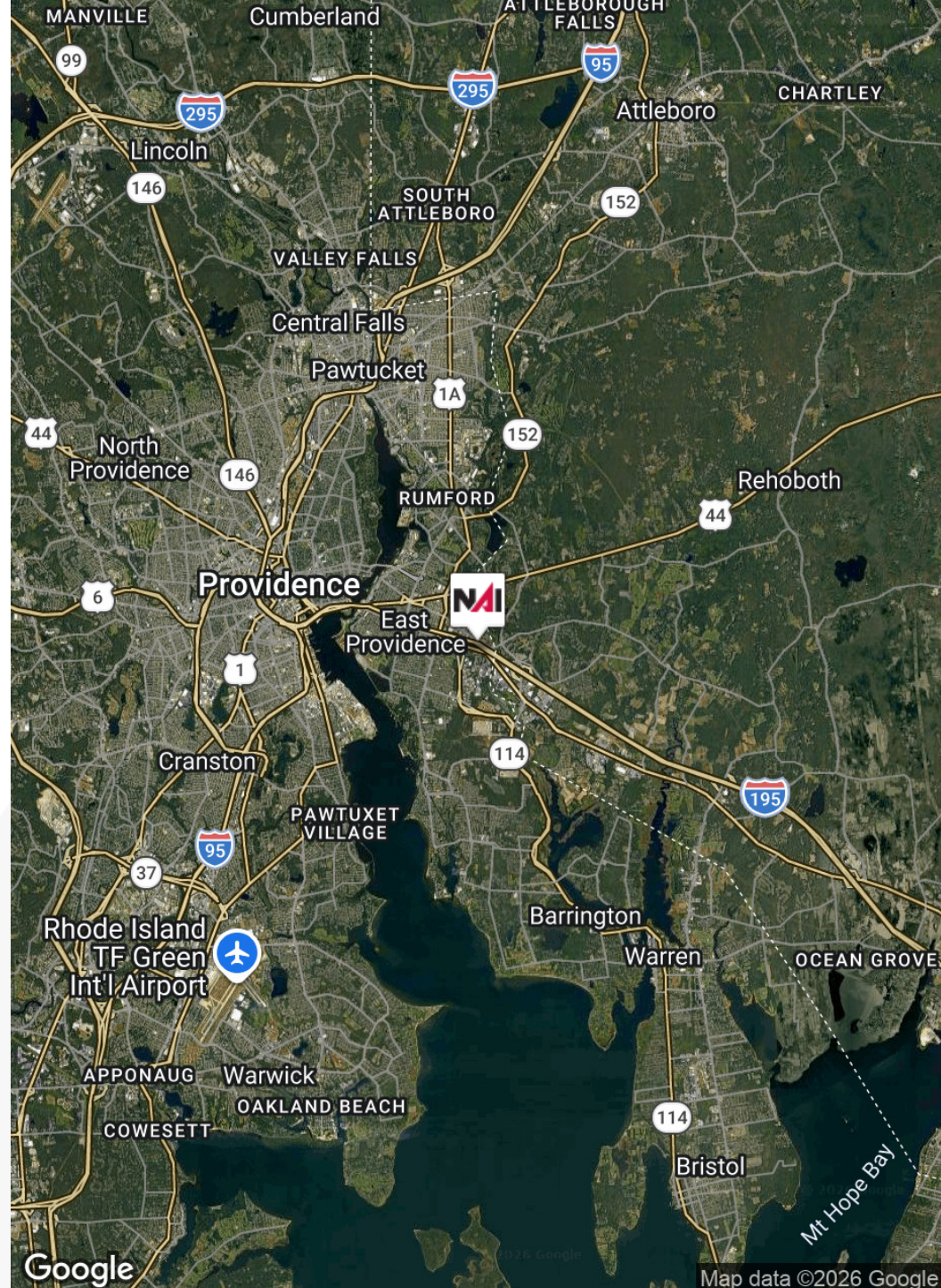
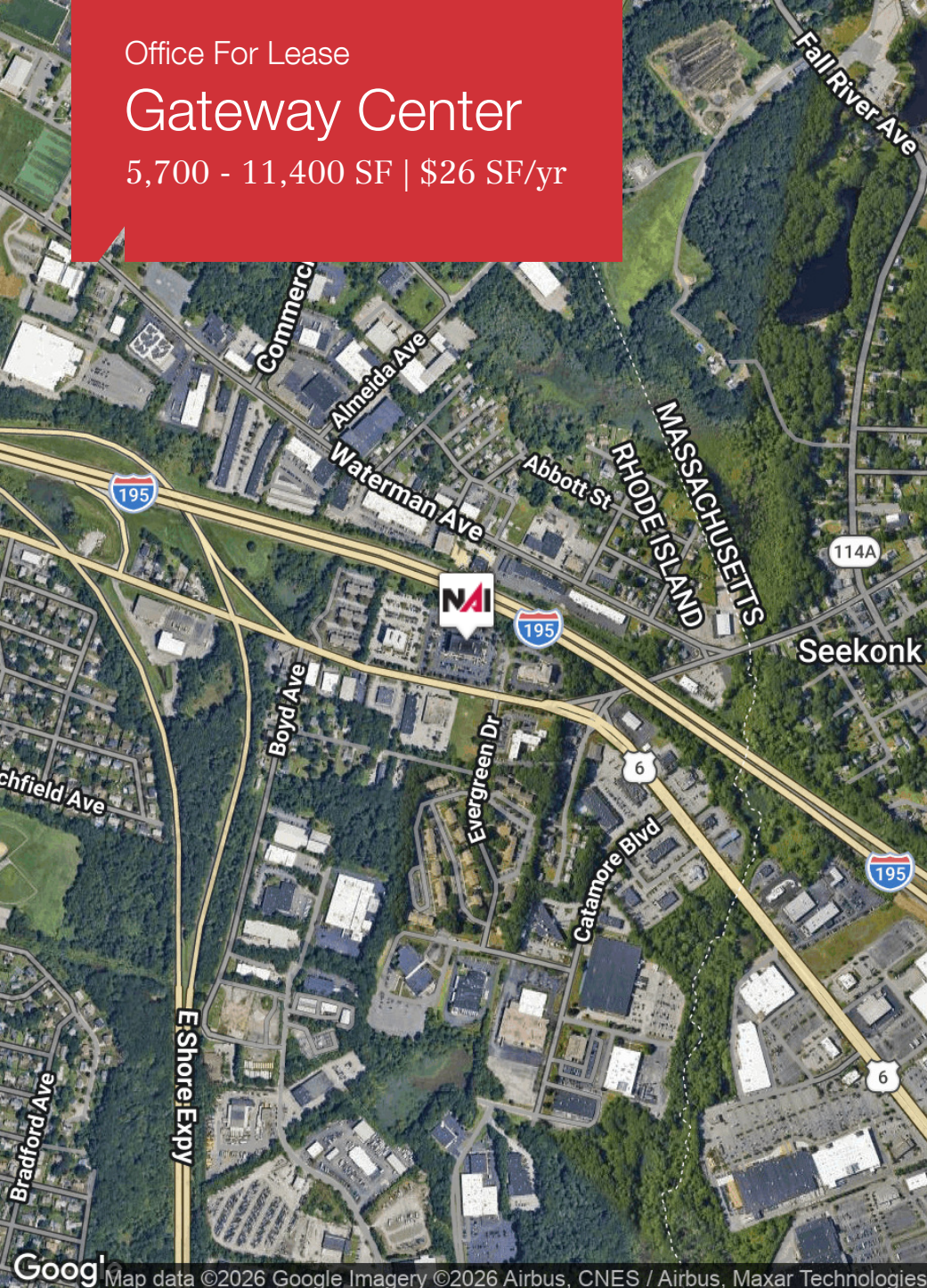
Issue the name
 11.0060.003(CAD)Sheet(A)02-04-01

Description
 4th FLOOR CONSTRUCTION PLAN

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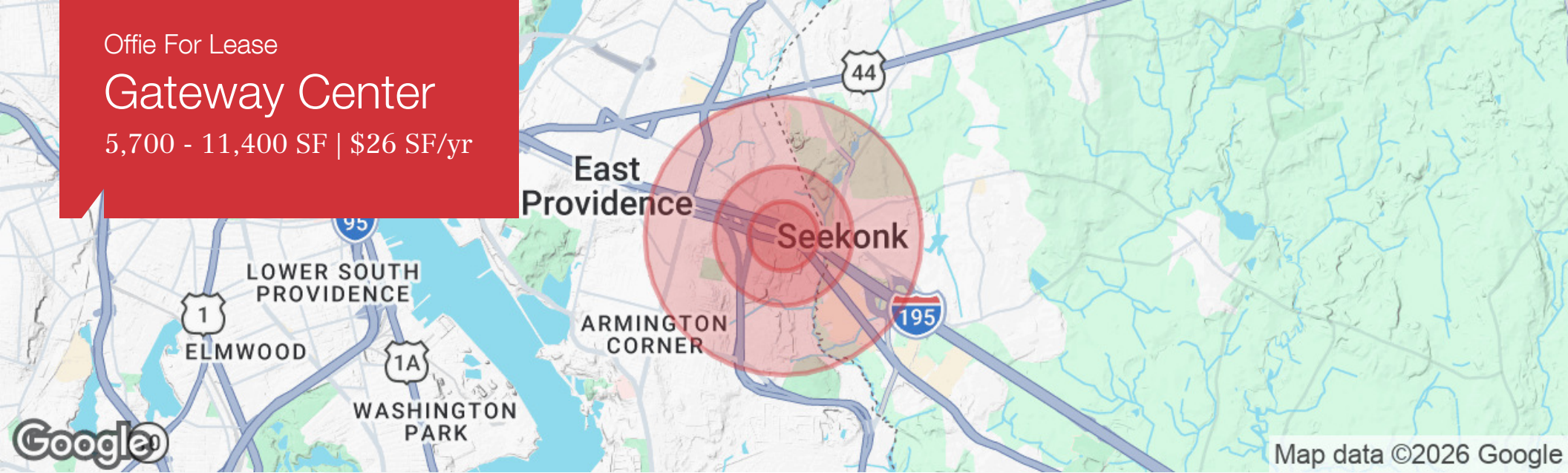
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Map data ©2026 Google

	0.25 Miles	0.5 Miles	1 Mile
Population			
Total Population	352	1,290	7,217
Median Age	41.1	41.4	43.7
Median Age (Male)	38.8	38.6	41.8
Median Age (Female)	42.6	43.7	45.5
Households & Income			
Total Households	141	519	2,656
# of Persons Per HH	2.5	2.5	2.7
Average HH Income	\$75,217	\$78,264	\$98,424
Average House Value	\$311,946	\$337,082	\$427,337
Race			
% White	59.9%	61.2%	72.1%
% Black	12.2%	11.8%	6.9%
% Asian	1.4%	1.6%	2.0%
% Hawaiian	0.0%	0.0%	0.2%
% Indian	5.4%	5.1%	2.5%
% Other	10.8%	10.6%	6.5%
Ethnicity			
% Hispanic	20.5%	19.1%	9.6%

* Demographic data derived from 2020 ACS - US Census