

OFFICE & FLEX SPACE FOR LEASE



LINCOLN CORPORATE CENTER

24 Albion Road, Lincoln, RI 02865

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MG COMMERCIAL
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Lincoln Corporate Center is a 60,000 SF, 4-building, class "A" office park located in Lincoln, RI. All suites offer direct entry from the parking lot with ample parking surrounding all buildings. Each suite is separately metered for electricity and gas with dedicated HVAC units. Suites can be easily reconfigured to accommodate company needs.

PROPERTY HIGHLIGHTS

- Build to suit – or “as is” condition with immediate occupancy
- Great access near Routes 295, 146 & 116
- Well landscaped
- 100% usable, no common area loss
- Quality construction, brick exterior
- Ample free parking, 5 spaces per 1,000 SF

LOCATION DESCRIPTION

Located on Albion Road in Lincoln, Lincoln Corporate Center offers easy access to Routes 295, 146, 116 and Highland Corporate Park. In addition, ample amenities are just moments away, including the Lincoln Mall, numerous restaurants, and financial institutions.

OFFERING SUMMARY

Lease Rate:	\$11.95 - 19.50 SF/yr (NNN; MG)
Available SF:	4,009 - 11,447 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 130 (Office/Warehouse)	\$11.95 SF/yr	6,500 SF
Suite 420 (Office)	\$19.50 SF/yr	4,009 - 11,447 SF

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Commercial

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

ADDITIONAL PHOTOS



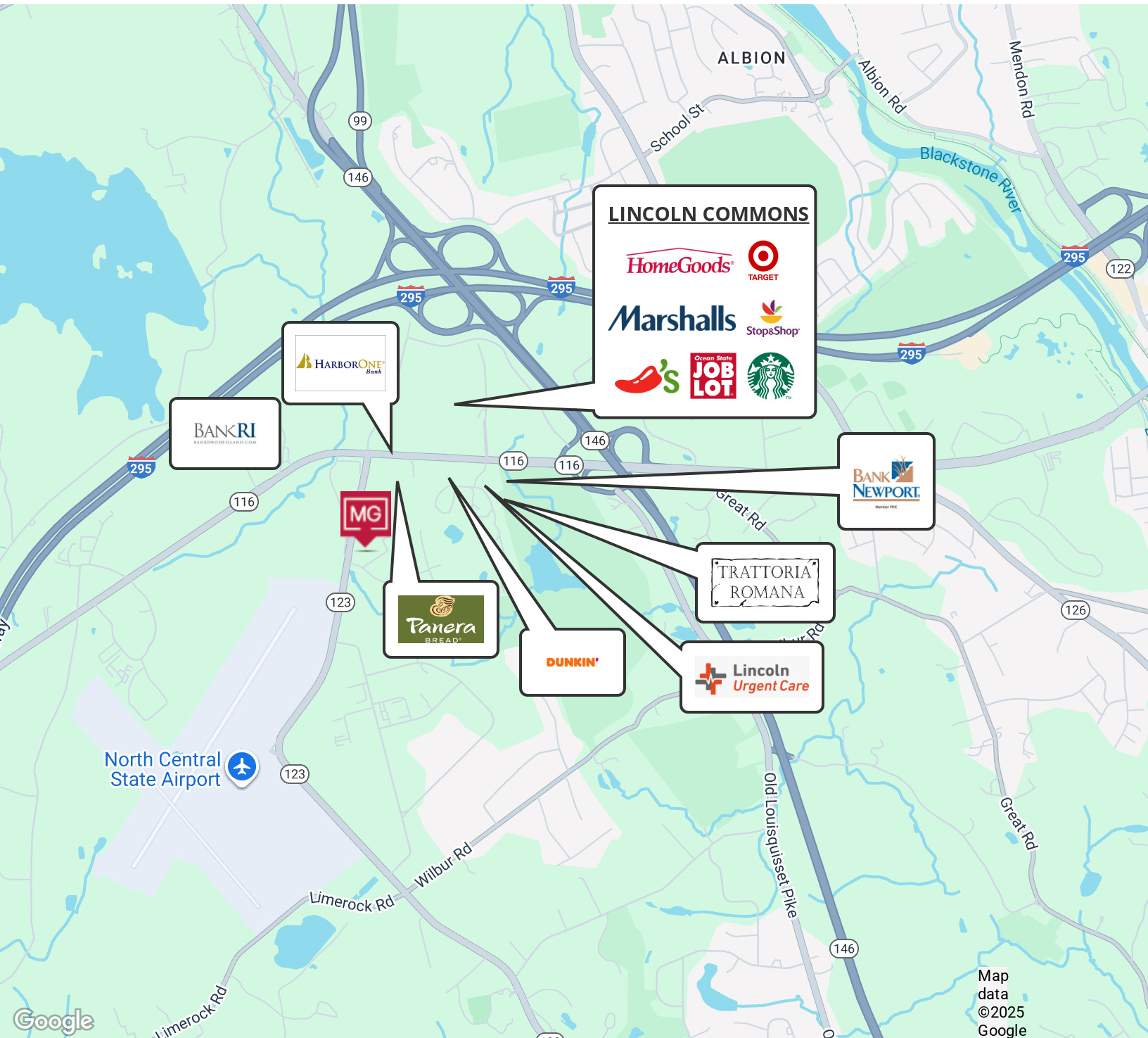
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AREA MAP



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