

One Park Row

Providence, Rhode Island

*Downtown
Office
Condominium*

*for
Sale*



\$65 per square foot Office-Condo

HAYES & SHERRY IS PLEASED TO OFFER THE AVAILABILITY OF TWO FULL-FLOOR OFFICE CONDOMINIUMS AT ONE PARK ROW, PROVIDENCE, RHODE ISLAND. ONE PARK ROW IS A HISTORIC OFFICE AND RETAIL BUILDING LOCATED ON ONE OF DOWNTOWN'S BEST KNOWN STREETS. THE SPACE OFFERS HIGH CEILINGS AND VIEWS OF THE EAST SIDE.

HIGHLIGHTS:

- One 4th floor condominium totaling 9,296 square feet
- One 5th floor condominium totaling 9,352 square feet
- Full floor to provide maximum privacy, security and convenience
- Within 5 minutes of Providence Place Mall, I-95 / I-195, Amtrak/MBTA and several hotels
- Steps from Supreme and Superior Courts and Financial District
- Asking Price:

4th Floor \$750,000

5th Floor \$610,000

FOR MORE INFORMATION, PLEASE CONTACT:

KARL SHERRY | 401.273.1980 | KSHERRY@HAYESSHERRY.COM

Information set forth is from sources we deem reliable. This property is offered subject to prior sale, lease or withdrawal without notice or change in prices and conditions.

HAYES & SHERRY

146 Westminster Street,
2nd Floor

Providence, RI 02903

Tel: 401.273.1980

Fax: 401.421.4207

www.hayessherry.com

One Park Row

Providence, Rhode Island

SPECIFICATIONS

BUILDING

- Size 47,455+/- sf
- Floors 5
- Year Built 1873
- Access 24/7 with key card
- Elevator One 2,000lb passenger elevator

AVAILABLE CONDOMINIUMS

- Floor/Size 4th Floor - 9,296 sf
- Floor/Size 5th Floor - 9,352 sf
- Remodeled 2001
- Security Key lock elevator, video monitor and alarm
- Restrooms 4
- Kitchen In unit
- HVAC Heat: Oil
A/C: 3 units in attic with 3 rooftop compressors
- Sprinkler System Fully sprinklered
- 2008 Condo Fees \$1,815.40 per month
- 2008 Real Estate Tax \$37,209.20
- City Assessment \$1,328,900.00
- Parking City Valet parking lot is adjacent to the building and there is ample metered parking on nearby streets

