

CAPITOL CENTER DEVELOPMENT DISTRICT



Parcel C (6A4) Moshassuck Sub-district
Lease Rate Negotiable

BUILD: PROVIDENCE, RI

Parcel C is conveniently located next to the Providence RI commuter rail station, with Amtrak serving the entire Northeast corridor and MBTA service to Boston, with easy access to Downtown Providence restaurants and retail. The subject property is additionally centrally located near College Hill, Providence Place, Federal Hill, and the RI State House and is adjacent to The Cove and Station Row.

Property Highlight

- Lot Size: 1.48 Acres
- Taxes: City TSA Incentive
- Transit: Amtrak & Commuter Rail Line
- Uses: Residential, Office and Retail
- Height: 170' maximum; 100' minimum
- Parking: Permitted

Demographics	Population	Median HH Income	Daytime Population
1 Mile	29,251	\$38,129	68,848
2 Miles	123,275	\$43,447	173,251
3 Miles	231,167	\$44,717	261,689
Down City Residence	Students	Employees	Commuters
2,537±	12,200±	30,000±	43,446±

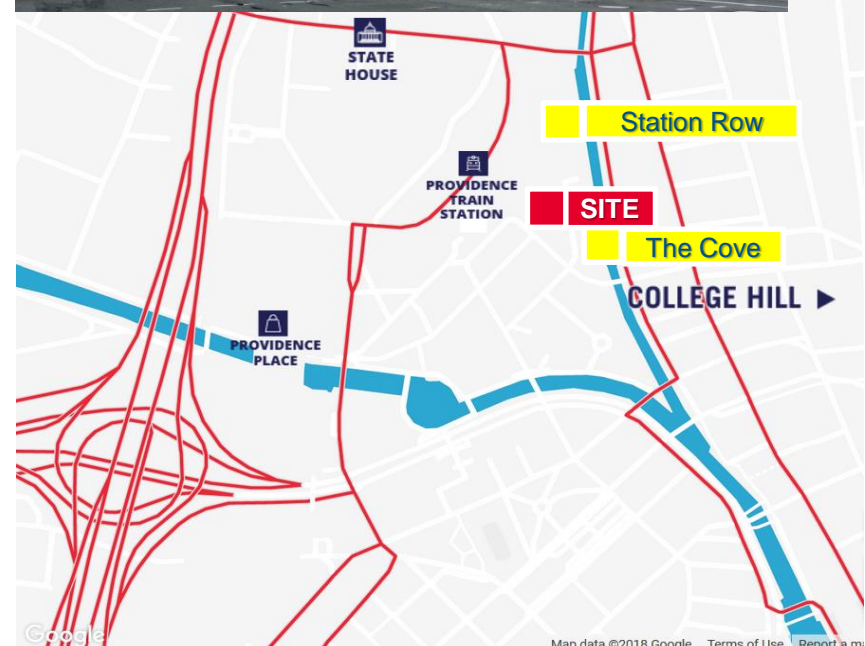
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STATION ROW is the second phase of a three phase development in Providence, RI, with planned completion mid-2018. This development is a 255,553 SF and will consist of 169 units of residential apartments, approximately 169 enclosed parking spaces, as well as amenity areas, leasing office, and community spaces. The project is adjacent to the Amtrak station as well as bustling downtown Providence recreation and night life.



THE COVE is the first of a three phase development in Providence, RI. A 750,000 SF mixed-use 96 unit residential with 112 parking spaces, office and retail development. The project is located in the Capitol District in Downtown Providence adjacent to the capitol Building and ties into the Providence Riverwalk system. The building has been leased to Johnson and Wales University for student housing.

Sources: HDS/Tocci/Trilogy/Providence RI Websites