

FOR SALE

1300 Division Road

West Warwick, RI 02893



SF Available: Suite 301 – 2,627 SF
Sale Price: \$395,000 Total based on \$150/SF

Property Highlights

- Plug and play Class 'A' Office Building
- Impressive, modern office space
- 2,627 SF Available with the ability to create a 7,014 SF condo
- Move-in ready
- Professionally managed and landscaped
- Parking ratio 4.7/1,000 SF
- Easily accessible to Providence, Newport, T.F. Green Airport
- Located near many local amenities including restaurants, gyms, hotels, supermarkets, banking centers, medical services and more.

The Gardens Office Park, located at 1300-1350 Division Road is a Class 'A' Office complex located at the intersection of Routes I-95, 4 & 2 on the East Greenwich town line. This Property provides easy highway access, strong visibility and professional property management. The **2,627 SF** plug and play suite, is contiguous to a unit for sale next door for a **7,014 SF** opportunity.



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Interior Suite Pictures / Location Map



Destinations

Drive Time

Providence	19 minutes
Newport	28 minutes
T.F. Green Airport	9 minutes
East Greenwich	7 minutes

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