

## Patriot Commons 2000 South County Trail

East Greenwich, Rhode Island

Available  
For  
Lease



- DESCRIPTION:** 140,000 square foot office building
- 120,000 sf. (1st floor)
  - 20,000 sf. (2nd floor)
- LAND:** 20.6 acres at a controlled intersection
- ZONING:** Office
- BUILDING UPGRADES:** Complete exterior and interior redevelopment.  
New HVAC system, bathroom finishes, lobbies and elevator.
- PARKING:** 4.3 cars per 1,000 square feet leased
- LOCATION:** Located within 8 miles of TF Green International Airport and 15 miles of downtown Providence with easy access to Route 95. Day care, restaurants, bank, hotel and convenience stores all located within one mile of the property.
- RENTAL RATE:** \$14.00/sf.,NNN
- AVAILABLE:** Immediately
- CONTACTS:** *Karl Sherry*  
*KSherry@hayessherry.com*  
*401.273.1980*

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.

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## COLUMN SPACING

40' x 40'

## CEILING HEIGHT

Finished ceiling height 10' to 18'

## FIRE SUPPRESSION

100% wet system

## FLOOR

Reinforced poured concrete

## ROOF

New rubber membrane

## POWER

480 volt, 3 phase

## UTILITIES

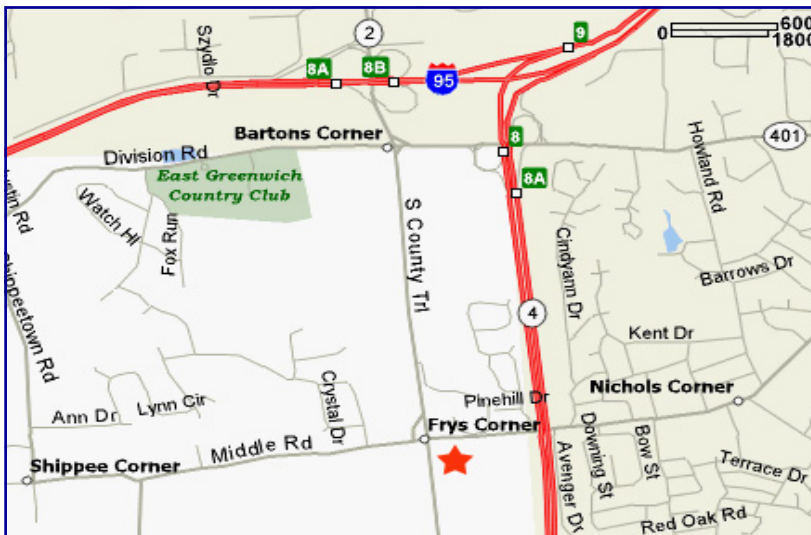
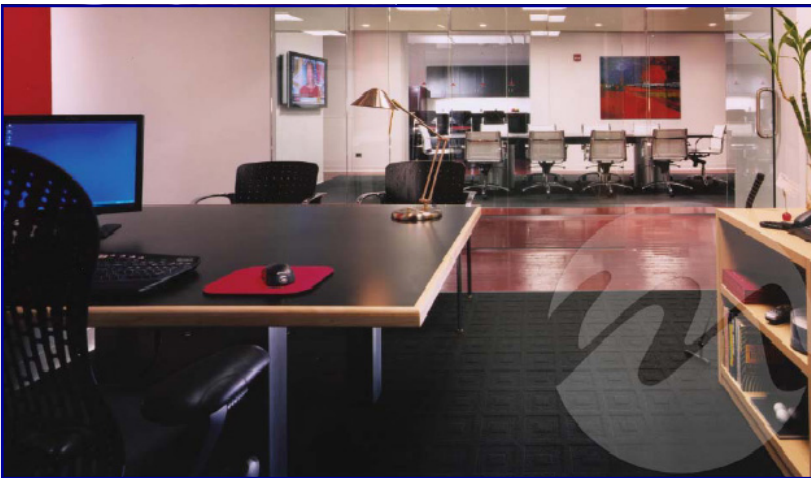
*Electric:* National Grid

*Heat:* New England Gas Company

*Water:* City of East Greenwich

*Sewer:* City of East Greenwich

*Fiber:* Verizon



## AREA AMENITIES (WITHIN 1 MILE)

### Day Care

Sweet Pea Day Care

### Food

Ruby Tuesdays, Applebee's, Panera Bread, Dave's Market, Paragon Grill, McDonald's

### Bank

Bank RI

### Convenience

Dunkin Donuts, Shell Gas Station, Walgreen's

### Hotel

Extended Stay America