

OFFICE FOR LEASE

ONE CITIZENS PLAZA

PROVIDENCE, RI

19,625 RSF AVAILABLE IMMEDIATELY



PREMISES	2,325 RSF 5 th Floor 17,300 RSF 6 th Floor
RENTAL RATE	\$36.00 / SF
PARKING	Available on site at market rates

WELCOME to One Citizens Plaza, the premier Class "A" office tower in Providence. One Citizens Plaza is in the heart of Capital Center - within a short walk of the State House, the historic East Side and the financial district - tree-lined walkways, plazas and footbridges provide easy pedestrian access.

With its striking triangular design and superb location, One Citizens Plaza is a widely acclaimed addition to the skyline of a beautiful, historic city.

BUILDING FEATURES

- Panoramic views of downtown Providence from every floor, breathtaking southern views down Narragansett Bay
- Conveniently located right off of Rt. 95
- Neighboring the train station for easy rail access to Boston or routes south
- Walking distance to the Providence Place Mall
- Walking distance to downtown restaurants, including the elegant Café Nuovo, located on the first floor of One Citizens Plaza on Providence's famed Riverwalk
- Rotunda available for functions and catering available from Café Nuovo
- On-site parking
- On-site building management and 24-hour, on-site security personnel with after hours card access

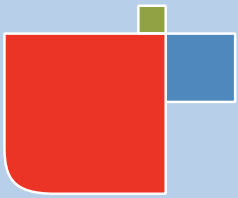
FOR MORE INFORMATION, PLEASE CONTACT:

Karl Sherry
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Hayes & Sherry Real Estate Services
146 Westminster Street, 2nd Floor
Providence, RI 02903
(401) 273-1980
www.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.





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