



FOR SALE
311 Broadway
 Providence, RI 02903

4,225 SF Office Space

7% Cap Rate

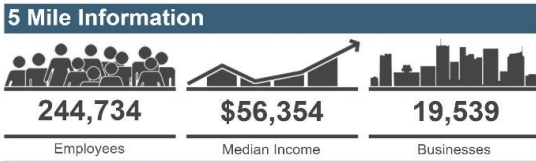
2 YEARS LEFT ON LEASE WITH 2 3-YEAR OPTIONS

Property Highlights ~

National Credit Tenant!

- Single-story 4,225 SF office building
- Cutting-edge modern design
- Smart-building technology
- Newly built out, highest level of interior fit-out and finishes
- Excellent visibility
- On-site parking
- Easy highway access
- Minutes from Downtown Providence
- Walking distance (15 minutes) to Historic Federal Hill

| Demographics | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------|-------------|-------------|-------------|
| Population | 40,240 | 226,874 | 402,096 |
| Households | 15,822 | 85,783 | 162,713 |
| Population Median Age | 30.4 | 32.7 | 36.3 |
| 5 Yr Pop Growth (Total%) | 4.4% | 2.0% | 1.4% |



CUTTING-EDGE OFFICE SPACE



For more information, please contact:

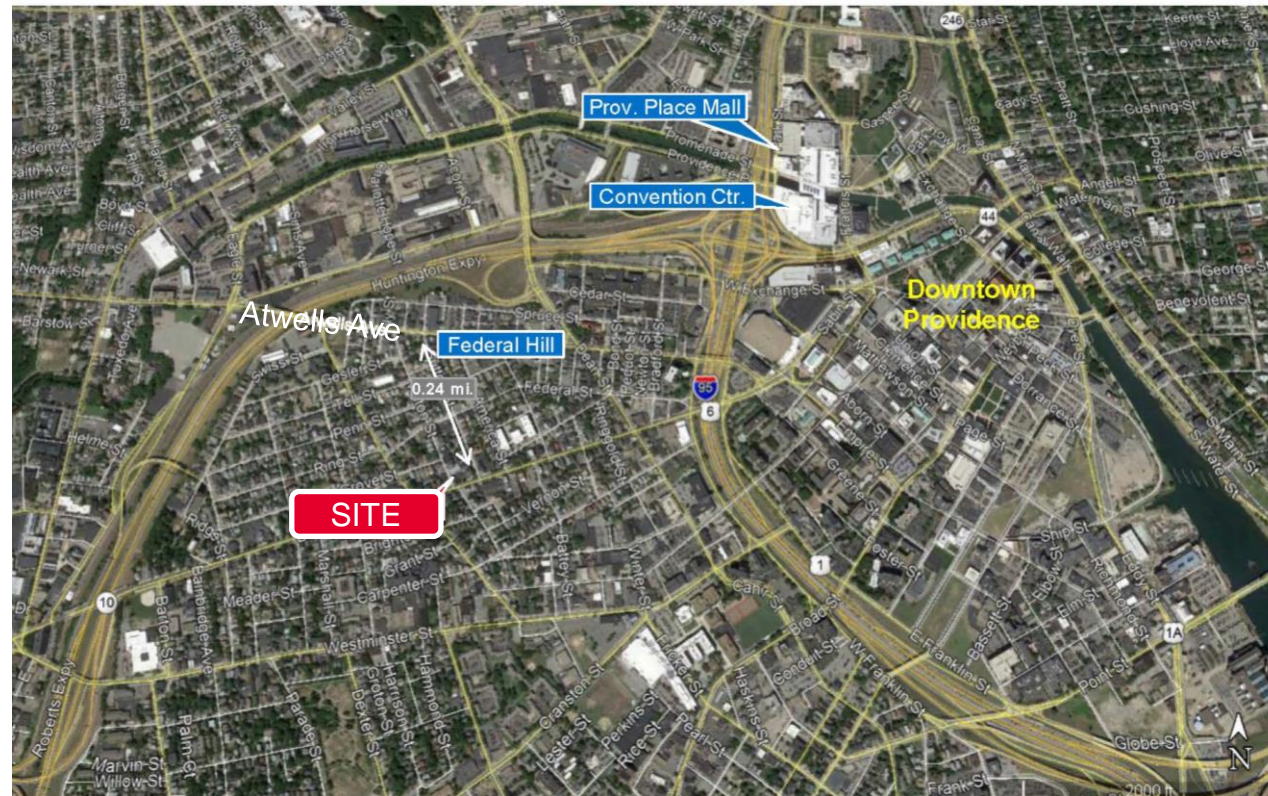
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