



FOR LEASE

500 Exchange Street

Providence, RI 02903

Up to 24,108 RSF Class A Office
10th Floor Space
Lease Rate: \$40.00/SF, Net Electric

Newest office tower in the heart of Downtown Providence; within walking distance to all major downtown amenities and adjacent to the train station and mall.

Property Highlights

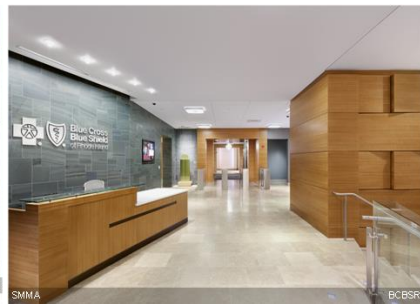
- Available immediately
- On-site parking garage
- Gold LEED certified
- Train station and Providence Place Mall next door
- State-of-the-art, highly efficient building systems
- Fitness center, cafeteria and conference-media room on-site and available to tenants
- 6 high-speed elevators, plus 1 servicing the parking garage
- Large windows for spectacular views of the State House and downtown skyline

BUILDING FEATURES

TOTAL AVAILABLE	Up to +-24,108 RSF
LEASE RATE	\$40.00/sf, net electric
PARKING	On Site Garage
TIMING	Immediate



CLASS 'A' OFFICE

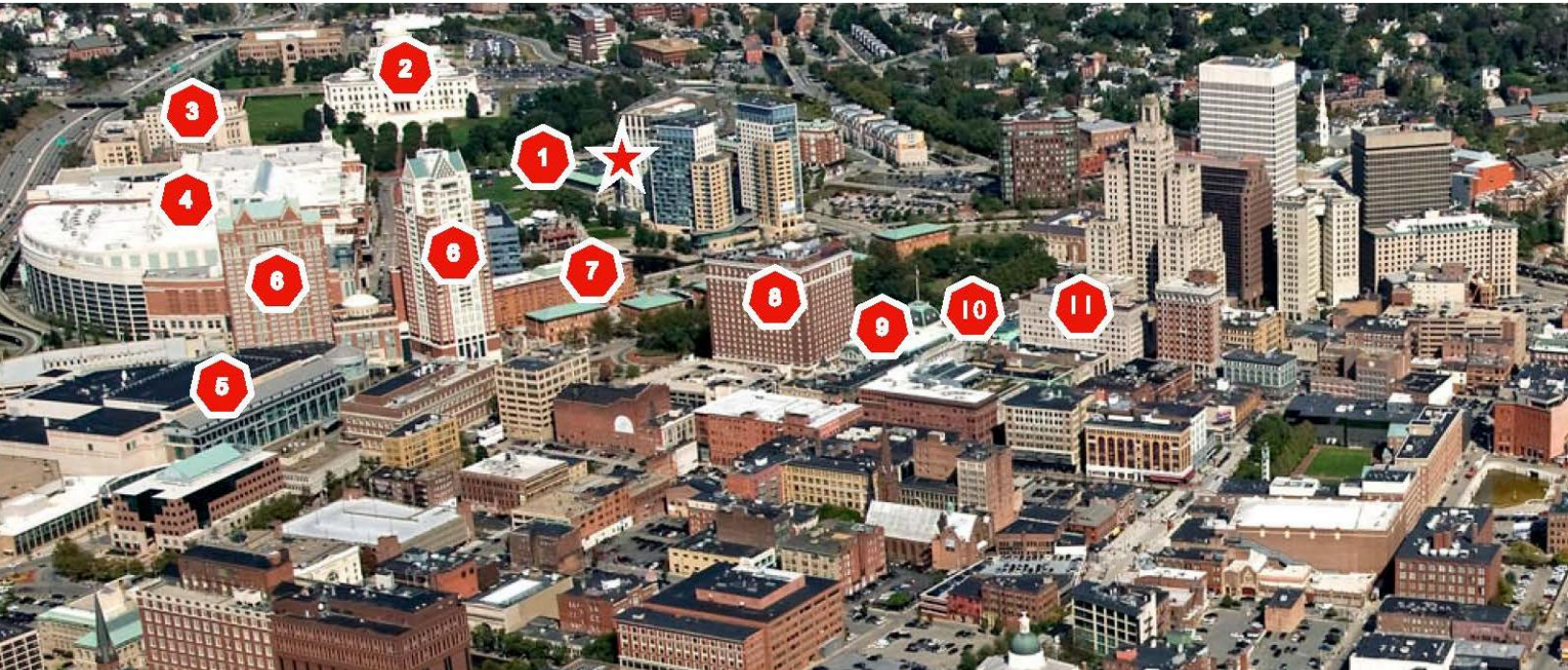


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AERIAL KEY: 1. Train Station
 2. State House
 3. Renaissance Hotel
 4. Providence Place Mall
 5. Convention Center
 6. Omni Hotel/The Residences
 7. Courtyard Marriott
 8. Graduate Hotel
 9. City Hall
 10. Bus Terminal
 11. Federal Court

