FOR LEASE

CENTER CITY LAND LEASES AVAILABLE

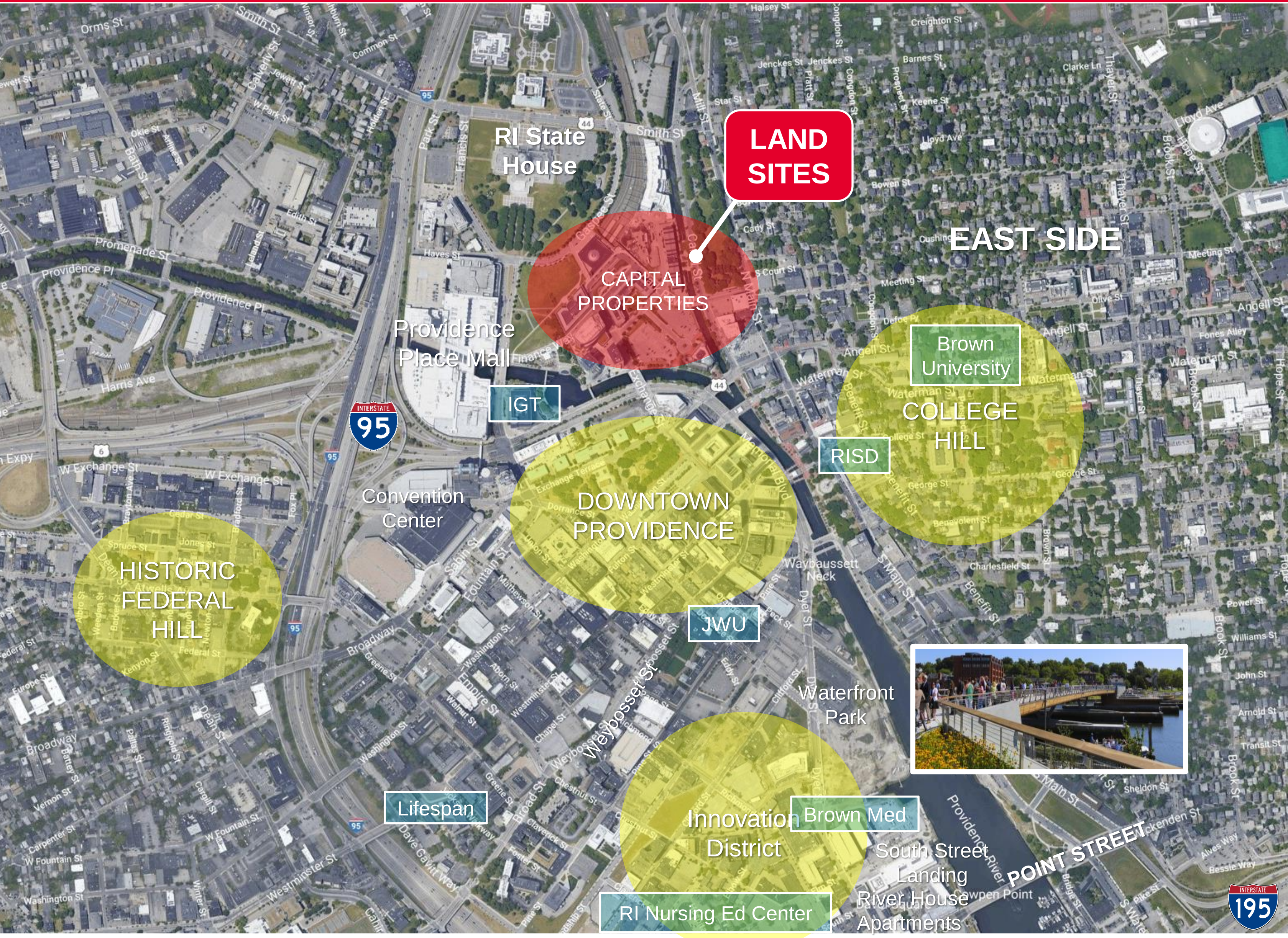
Providence, RI

DEVELOPMENT OPPORTUNITIES

- 6 Parcels available for office, residential, and/or mixed-use development
- Located in the heart of Downtown Providence with immediate access to the Central Business District, Brown University, RI School of Design, and Johnson & Wales University
- Short walk to world-acclaimed restaurants, shopping & culture
- Immediately adjacent to Northeast Corridor Rail Service (Amtrak/MBTA)
  - Recently federally funded for electric rail service, decreasing travel times
  - Connection to InterLink Providence Station, 42 miles to Boston, 155 miles to NYC
- Parcels range in size from ±0.51 to ±1.06 acres, contiguous up to ±1.86 acres

CUSHMAN & WAKEFIELD | HAYES & SHERRY

INCREDIBLE CITY CENTER



3 miles	5 miles	10 miles
232,931 PEOPLE	**430,845** PEOPLE	**722,138** PEOPLE
141,832 DAYTIME POP.	**224,705** DAYTIME POP.	**359,378** DAYTIME POP.
$71,899 AVG.HH $	**$74,931** AVG.HH $	**$86,291** AVG.HH $

Drive Times

T.F. GREEN AIRPORT	19 MINUTES
BOSTON	55 MINUTES
HARTFORD	1H, 33 MINUTES
NYC	3 HOURS

Transit Distance

AMTRAK	0.4 MILES
RIPTA	0.4 MILES
T.F. GREEN AIRPORT	10.7 MILES
NYC	180 MILES

LAND LEASES AVAILABLE

55 min.
Drive-time
Boston
(42 MILES)

1 hour, 33mins.
Drive-time
Hartford
(87 MILES)

±3 hours
Drive-time
New York City
(155 MILES)

Vermont

Massachusetts

Connecticut

Boston

RI State House

Providence

LAND SITES

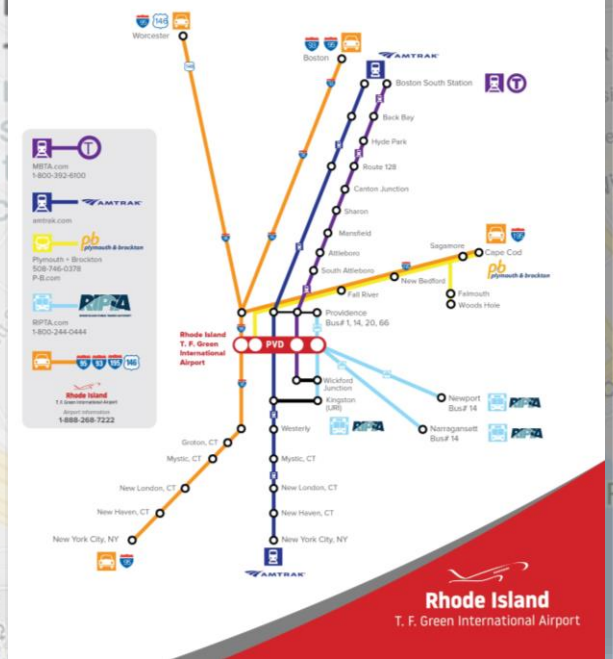
Rhode Island

Groton

New York City

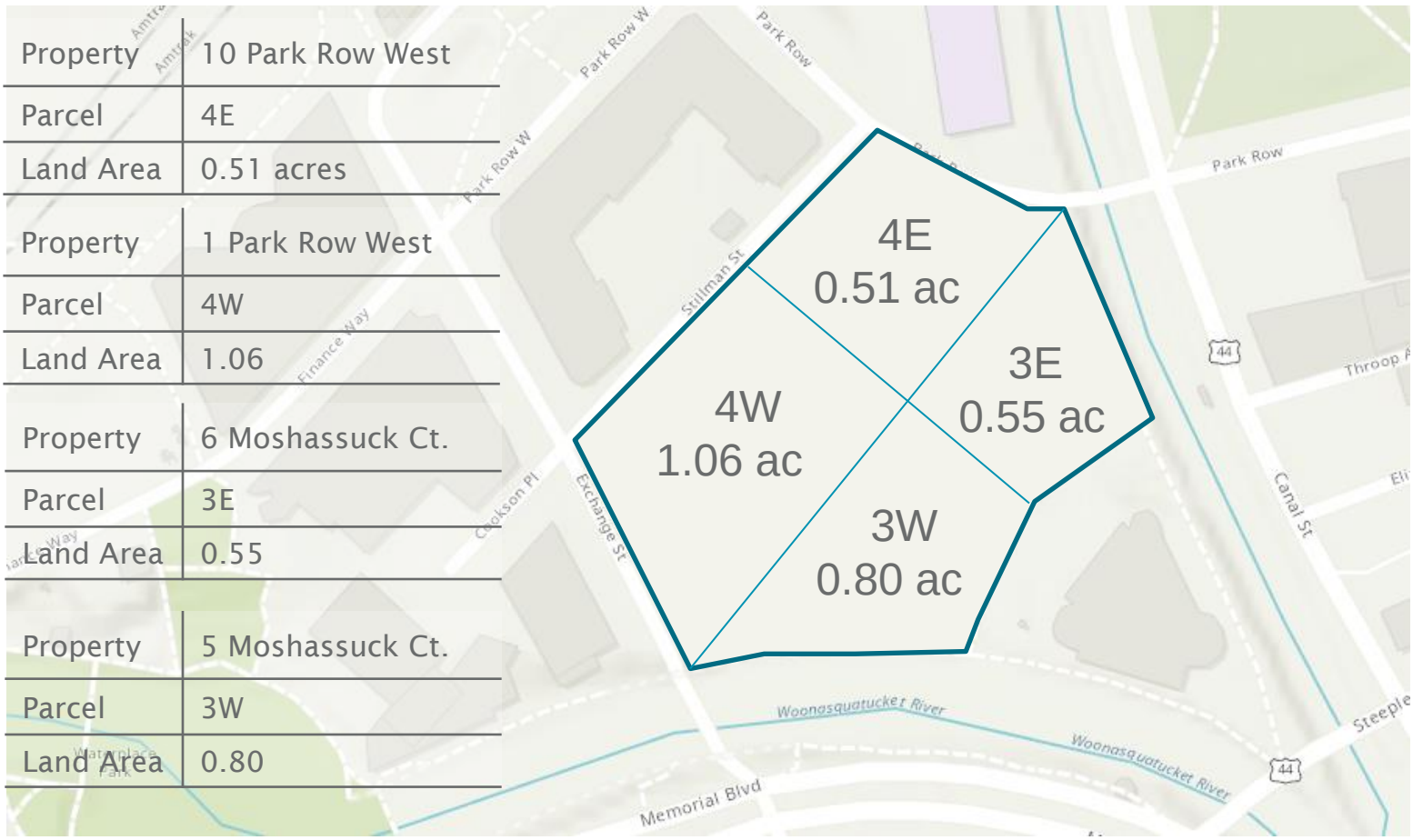
Transportation

Local & regional transit options from Rhode Island T. F. Green International Airport



Park Row West / Moshassuck Court

Property	10 Park Row West
Parcel	4E
Land Area	0.51 acres
Property	1 Park Row West
Parcel	4W
Land Area	1.06
Property	6 Moshassuck Ct.
Parcel	3E
Land Area	0.55
Property	5 Moshassuck Ct.
Parcel	3W
Land Area	0.80

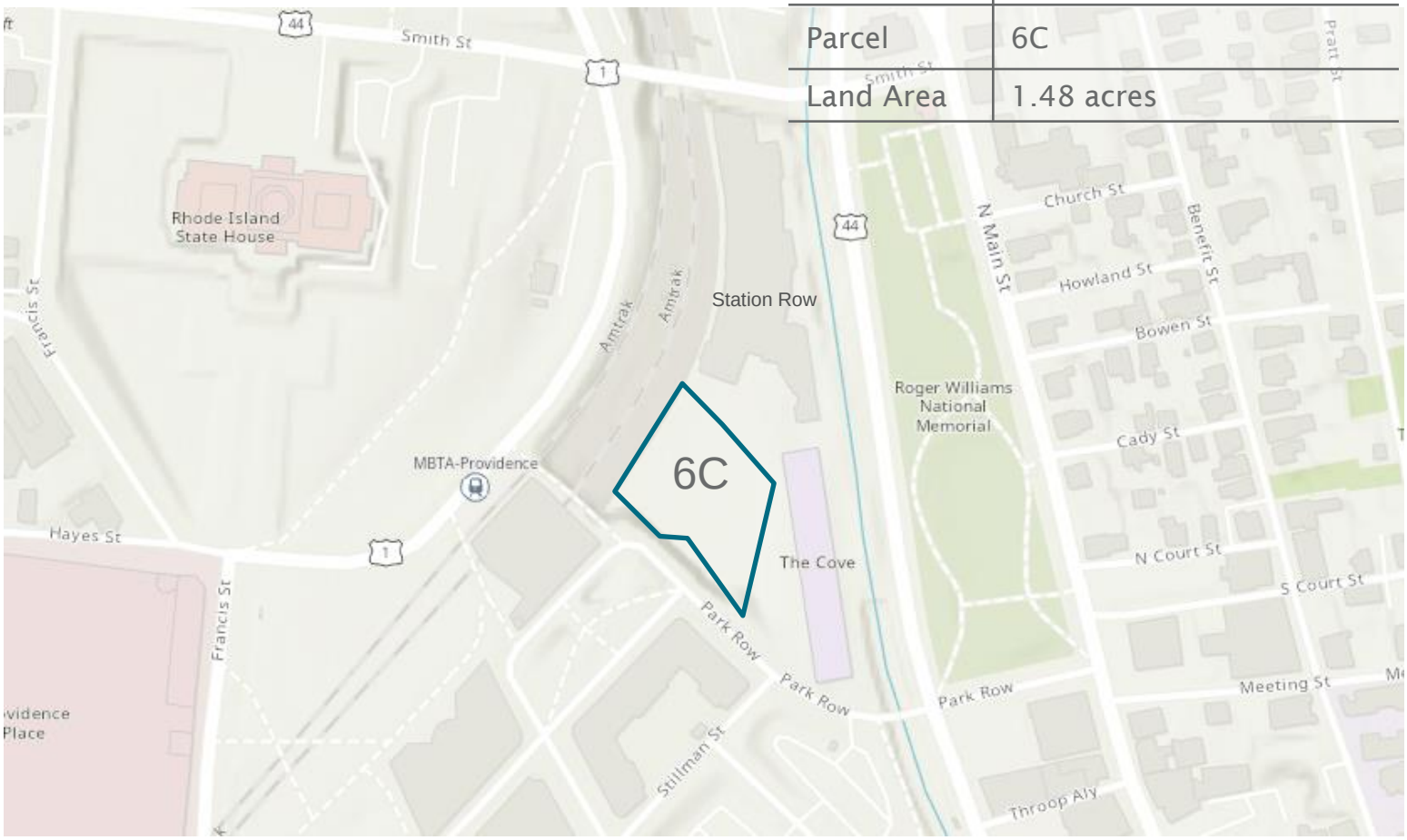


Canal Street

Property	129 Canal Street
Parcel	20
Land Area	0.61 acres

Park Row West

Property	25 Park Row West
Parcel	6C
Land Area	1.48 acres



Rhode Island

OPTIMAL LOCATION

- Ideal location in Northeast
- All the benefits of major commercial centers
- Easy access to top companies
- All manner of transportation; air, land, sea
- World-class universities

POPULATION

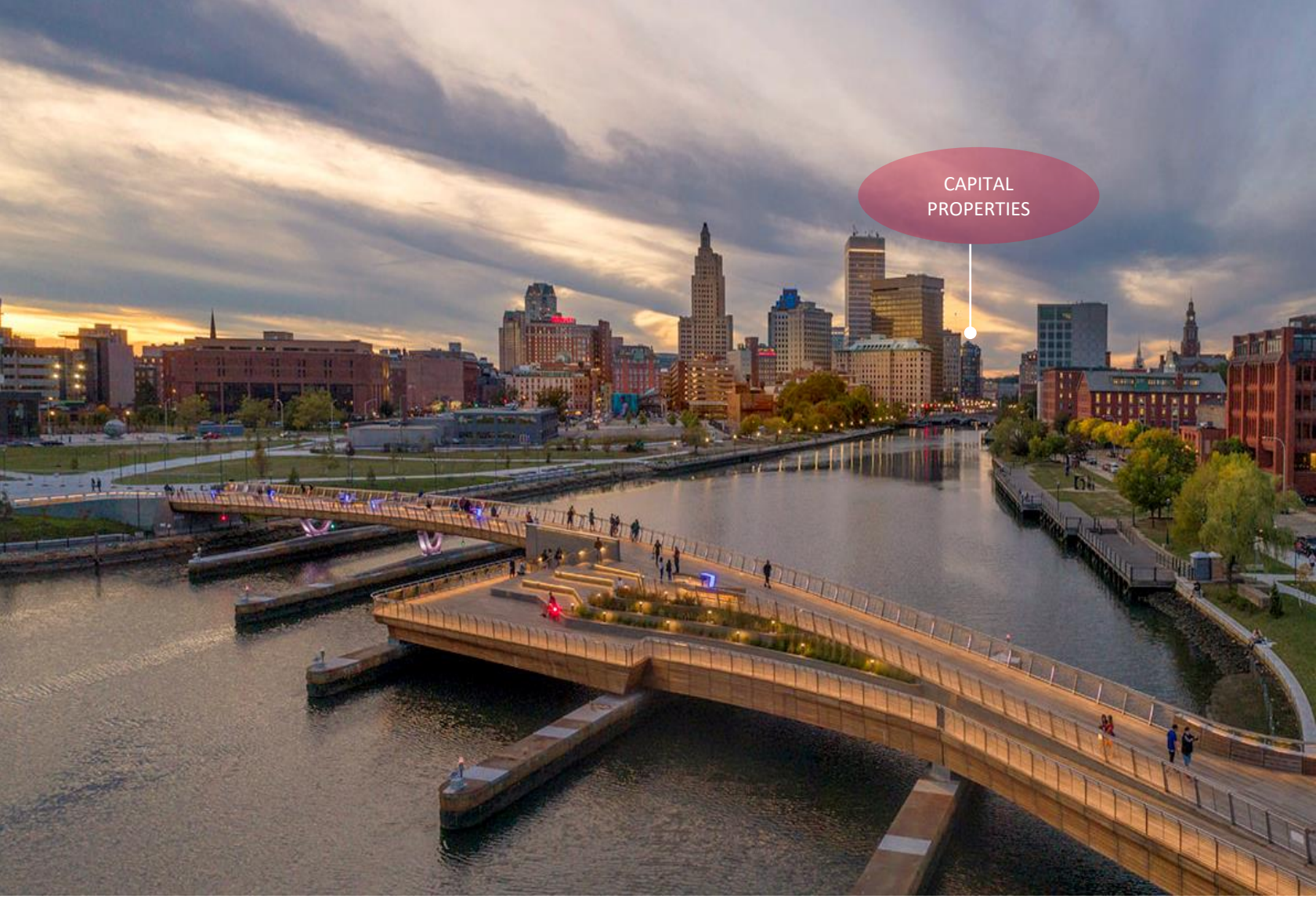
- 1.06 million (2020)
- Consistent population growth over the past several years
- The population of Rhode Island is on a trajectory of continued growth

EMPLOYMENT

- A workforce of 4.7 million people within a 1-hour commute of Providence
- Over 98.9% of firms in RI are small businesses that employ 53.5% of the workforce (2017 SBA Profile)

HIGHER EDUCATION

- Brown University
- RI School of Design
- Johnson & Wales University
- University of Rhode Island
- Bryant University
- Roger Williams University
- Rhode Island College
- Providence College
- New England Institute of Technology
- Salve Regina



A STRONG PRESENCE OF FORTUNE 500 & FORTUNE 1000 COMPANIES LEND LONG-TERM STABILITY AND GROWTH TO RHODE ISLAND

FM Global

UNFI
BETTER FOOD. BETTER FUTURE.

Hasbro

IGT

Citizens

TEXTRON

CVS Health

Amica
Auto Home Life

Bally's
TWIN RIVER
LINCOLN

CUSHMAN & WAKEFIELD | HAYES & SHERRY

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