



### AVAILABLE SPACE:

- 10<sup>TH</sup> FLOOR 16,227 SF
- 9<sup>TH</sup> FLOOR 3,757 SF
- 1<sup>ST</sup> FLOOR 5,889 SF
- LEASE RATE: NEGOTIABLE

### PROPERTY HIGHLIGHTS:

- **2 BLOCKS TO PVD TRAIN STATION (MBTA/Amtrak)**
  - 37 minute train ride to Boston
  - 2.5 hours to New York City
- THE CAPITAL GRILLE LOCATED IN LOBBY
- ACROSS THE STREET FROM PROVIDENCE PLACE MALL
- QUICK ACCESS TO INTERSTATES (I-95 & I-195)
- FULLY BUILT OUT WITH HIGH-END FINISHES
- INCREDIBLE CEILING HEIGHT AND WINDOW LINES
- 250- SPACE PARKING GARAGE(1.5/1,000)

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**Building Amenities**

- The Capital Grille is located on the ground floor
- High-capacity data and telephony infrastructure

- Located directly in Waterplace Place Park
- Computerized security access and camera surveillance
- State-of-the-art climate control and life safety system

