



**BUILDING FEATURES:**

- TOTAL AVAILABLE SF 9<sup>TH</sup> FLOOR:
  - 6,700 SF (WILL SUBDIVIDE)
    - » 2,589 SF
    - » 4,111 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*

