The live, work, play complex of South County

The Village at South County Commons

is a unique 850,000 SF mixed-use lifestyle center conveniently located on Route 1 in South Kingstown, RI. The complex boasts a variety of restaurants, service-based users, residential, retailers, medical and office tenants.

Professionally managed by:
### Live
- 259 Rental Apartments
- 64 Luxury Condominiums
- 154 Senior Living Units

### Work
- Medical & Office Suites
- Up to 47,000 SF contiguous
- Move-in ready

<table>
<thead>
<tr>
<th>Address</th>
<th>Floor</th>
<th>Available Space</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>65 Village Square Drive – Building 25</td>
<td>3rd</td>
<td>7,047 SF</td>
<td>Negotiable, Net Utilities &amp; janitorial</td>
</tr>
<tr>
<td>75 Village Square Drive – Building 26</td>
<td>1st</td>
<td>7,732 SF</td>
<td>Negotiable, Net utilities &amp; janitorial</td>
</tr>
<tr>
<td>20 Commons Corner Way – Building 12</td>
<td>2nd</td>
<td>4,273 SF</td>
<td>Negotiable, Net utilities &amp; janitorial</td>
</tr>
</tbody>
</table>

Available Space – All suites divisible

Flexible Office and Medical Suites
Available Space between 2,000 - 47,000 SF

7,732 SF 1st Floor Retail / Office / Medical

4,273 SF Existing Medical Build Out

7,047 SF Full Floor

Up to 40,000 SF Build to Suit

LEASED

### LIVE ▪ MEDICAL & OFFICE SUITES ▪ MOVE-IN READY
PLAY

Amenities

- Mix Use Suites
- Onsite 100-room Hampton Inn Hotel
- 168 Independent Living Units
- 234 Unit Luxury Apartment Complex
- Nearby transit, MBTA
- Located close to
  - Narragansett
  - University of Rhode Island
  - Numerous restaurants, hotels, supermarkets, banking centers, medical services and more…

Restaurants

- Adrak Indian Cuisine
- Applebee’s Grill & Bar
- Brewed Awakening
- Pasquale’s Pizzeria Napoletana
- Rachel’s Café
- Tong-D Thai Restaurant
- Trattoria Romana South

Much More…

- Entertainment Cinemas
- Janney Montgomery Scott
- Coastal Medical - Narragansett Bay Pediatrics
- Brown Dermatology
- Coldwell Banker Residential Brokerage
- Cardi’s Furniture & Mattresses
- Care New England Medical Offices
- Luxe Fitness – South County
- RI Eye Institute
### Destinations

<table>
<thead>
<tr>
<th>Destination</th>
<th>Drive Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westerly</td>
<td>39 minutes</td>
</tr>
<tr>
<td>Providence</td>
<td>35 minutes</td>
</tr>
<tr>
<td>T.F. Green</td>
<td>25 minutes</td>
</tr>
<tr>
<td>Newport</td>
<td>23 minutes</td>
</tr>
<tr>
<td>East Greenwich</td>
<td>21 minutes</td>
</tr>
</tbody>
</table>

For more information, contact:

**Matt Fair**  
Senior Vice President  
401.273.1980 x105  
mfair@hayessherry.com

**Steve Flachbart**  
Senior Vice President  
401.443.6576  
sflachbart@hayessherry.com

146 Westminster Street, 2nd floor  
Providence, RI 02903  
Phone: 401.273.1980  
hayessherry.com