



**HAYES & SHERRY**

**FOR LEASE**

**475 Kilvert Street**

**Warwick, RI 02886**

**Suites from ±2,884 SF to ±20,547 SF Available**  
**Lease Price: \$25.00/SF, Net Electric**

OFFICE SUITES FOR LEASE

**AVAILABLE SUITES**

- 1<sup>st</sup> Floor Suite 115      2,884 SF
- 2<sup>nd</sup> Floor Suite 240      6,997- 10,000 RSF
- 3<sup>rd</sup> Floor Suite 330      6,500 -20,000 RSF

**PROPERTY FEATURES**

- » FOUR-STORY 150,000 SF SUBURBAN OFFICE BUILDING
- » LOCATED ON 12 LANDSCAPED ACRES OVERLOOKING A 25-ACRE POND
- » PARKING 5/1,000 SF LEASED
- » EASILY ACCESSIBLE BY CAR, PLANE OR TRAIN
- » DIRECTLY ACROSS FROM INTERSTATE ROUTE 95
- » ½ MILE FROM T.F. GREEN AIRPORT & MBTA INTERMODAL FACILITY
- » ON-SITE PROPERTY MANAGEMENT, MAINTENANCE AND JANITORIAL
- » 5,000 SF FULL-SERVICE CAFETERIA WITH COOKING ONSITE, MANAGED BY EUREST DINING SERVICES
- » AREA AMENITIES: FULL-SERVICE CAFÉ WITH OUTDOOR EATING AND PATIO AREA, ATM, DAILY USPS DELIVERY, DROP BOXES FOR FEDEX AND UPS WITH DAILY PICKUP
- » CHILLER INSTALLED 2013



For more information, please contact:

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