



**FOR LEASE**  
**475 Kilvert Street**  
Warwick, RI

**Suites from ±3,010 SF to ±7,923 SF Available**  
**Lease Price: \$23.50/SF, Net Electric**

OFFICE SUITES FOR LEASE

#### AVAILABLE SUITES

- Suite 240 3,010 SF
- Suite 330 7,923 SF

#### 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
- » NEW CHILLER INSTALLED IN 2013



For more information, please contact:

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