



INTERMODAL

BUSINESS CENTER *of* RHODE ISLAND

IBC

Transport Hub Like No Other. The Intermodal Business Center of Rhode Island (IBC) lies at the hub of your business world, directly connecting you to T.F. Green Airport, Amtrak, and MBTA rail, all rental car agencies, and Rhode Island Public Transit. Fly on more than 100 flights each day. Take the train to Boston in one hour. Interstate 95 speeds you to downtown Providence, greater Rhode Island, and beyond. The IBC is unlike any in New England in its ease of access to regional and national transportation networks.

The pinnacle of business connectivity.
Only one location brings destinations and travelers to you.

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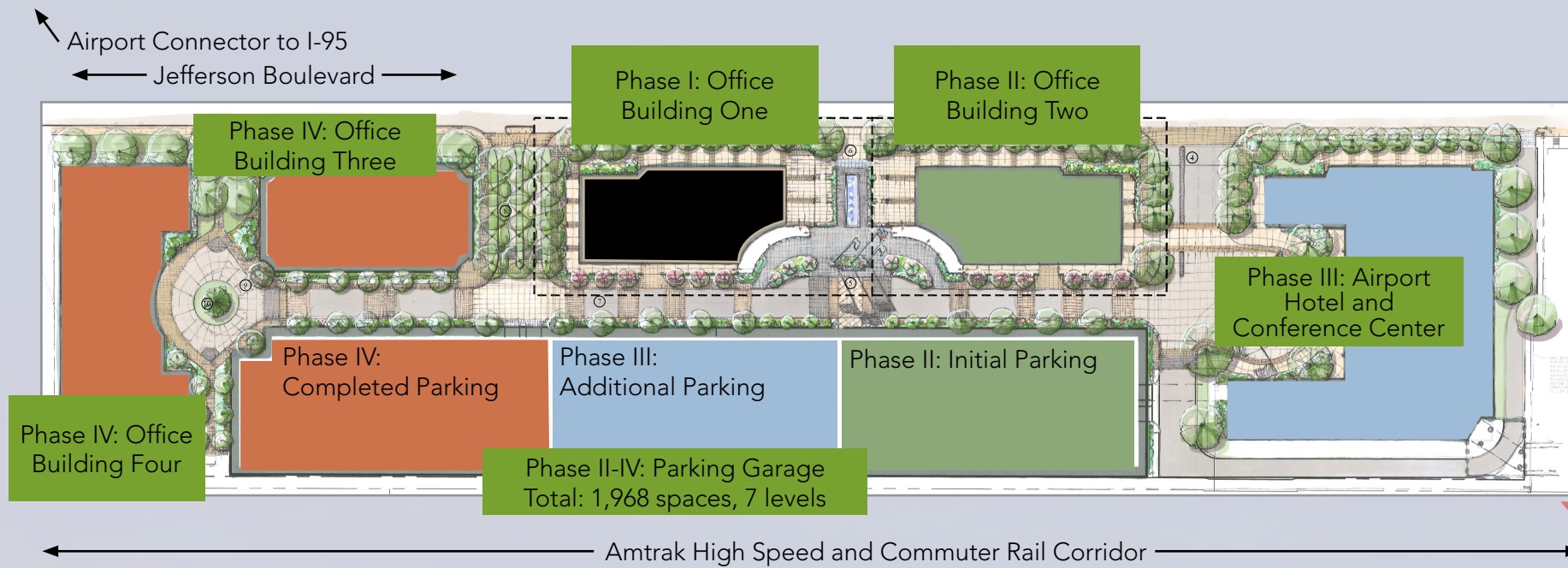


A New Dimension at T.F. Green Airport – Rail Interlink



Completed in 2010, the Rail Interlink connects air travelers to rail, car rental and public transit. Perfectly situated in the Northeast corridor between Boston and New York and just minutes from Providence, InterLink offers businesses, commuters, transportation providers, and tourists convenient and affordable access to thousands of consumers, companies, first-rate commercial services and leisure amenities in the heart of Rhode Island. The IBC site is directly connected to this modern, vibrant interchange.

Phased Site Plan



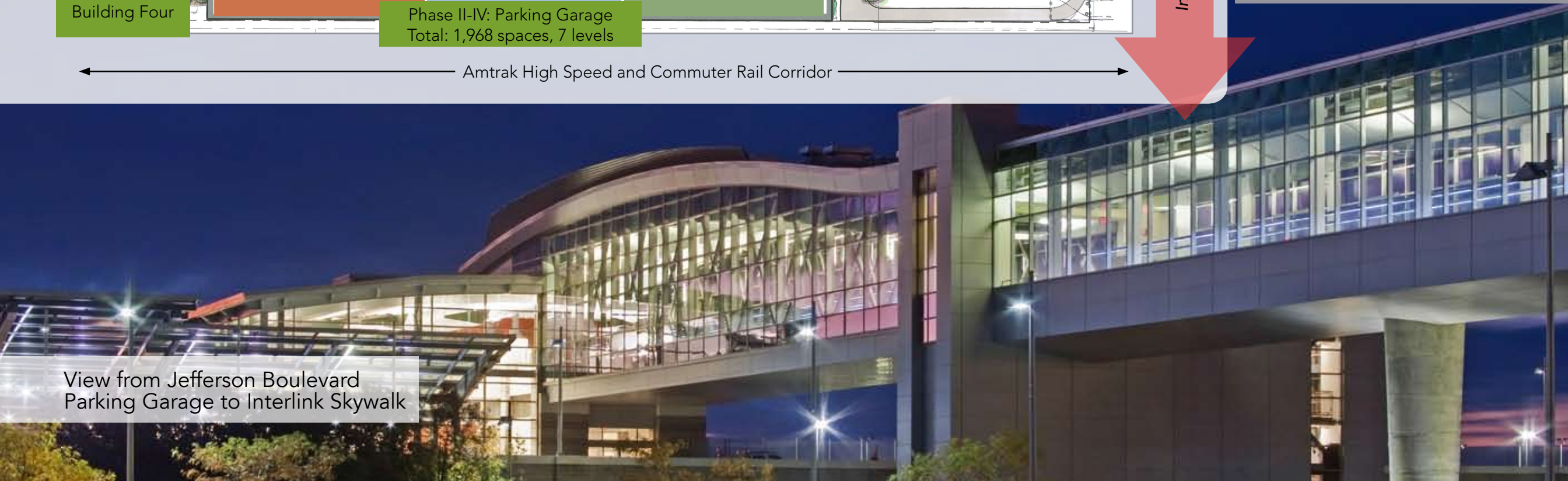
Phase I: Initial 120,000 SF of office space

Phase II: Additional 120,000 SF of office space and a 724 space parking garage

Phase III: 320 room hotel and garage extension with 668 additional parking spaces

Phase IV: Additional 300,000 SF of office space, and completion of parking structure with 576 additional spaces

View from Jefferson Boulevard Parking Garage to Interlink Skywalk

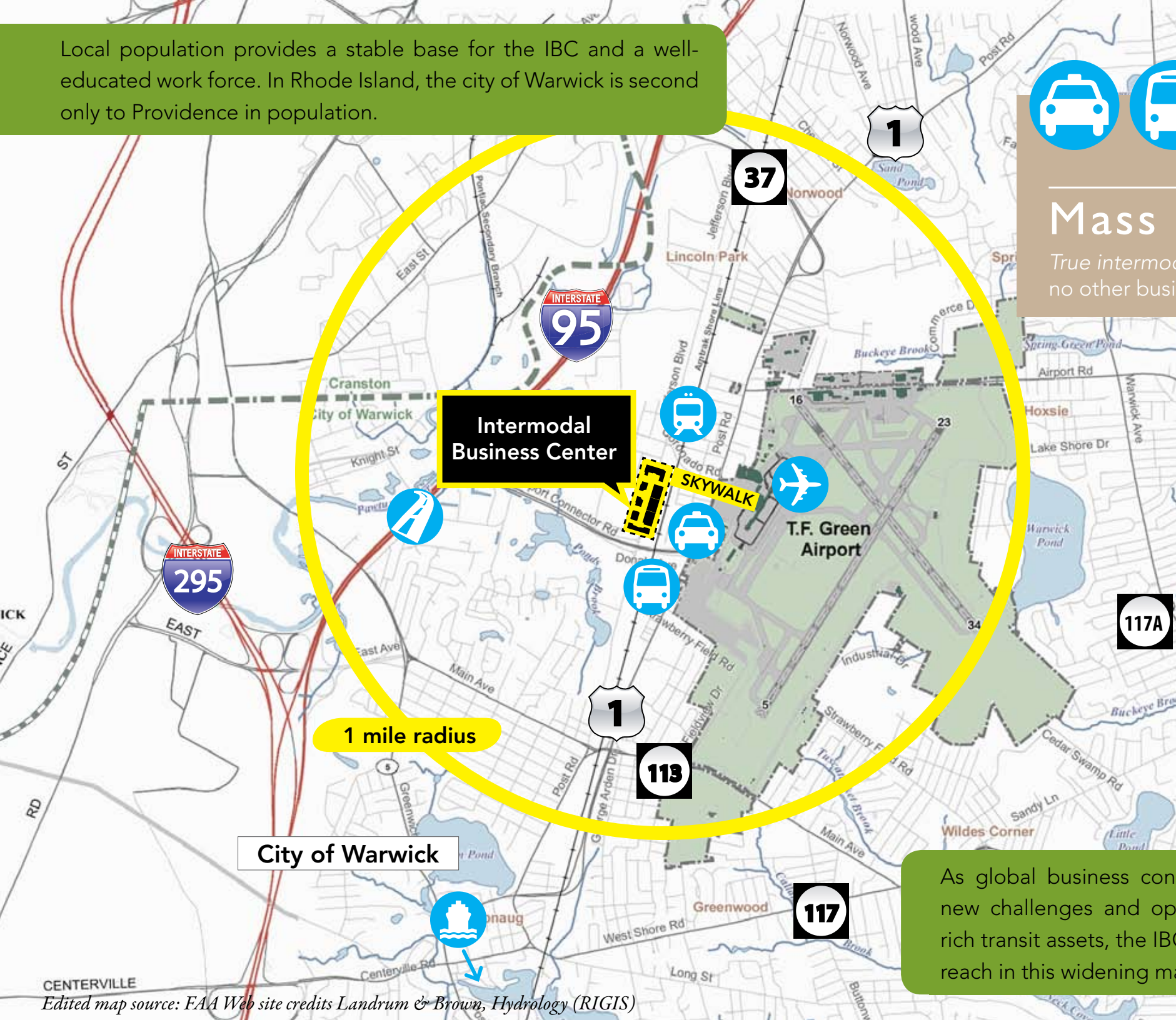


Local population provides a stable base for the IBC and a well-educated work force. In Rhode Island, the city of Warwick is second only to Providence in population.



Mass Transit Assets

True intermodal access through a location like no other business center of its kind.



Intermodal Business Center

SKYWALK

1 mile radius

City of Warwick

Airport Markets Served (non-stop)

- Atlanta
- Atlantic City
- Baltimore-Washington
- Charlotte
- Chicago Midway
- Chicago-O'Hare
- Cleveland
- Cincinnati
- Detroit
- Ft. Lauderdale
- Las Vegas
- Martha's Vineyard
- Minneapolis-St. Paul
- Nantucket
- Nashville
- New York LGA
- Newark
- Orlando
- Philadelphia
- Phoenix
- Raleigh-Durham
- Tampa
- Toronto-Pearson (YYZ)
- Washington-Dulles
- Washington-Reagan National

As global business converges, increased competition brings new challenges and opportunities. Harnessing the power of rich transit assets, the IBC positions your business to expand its reach in this widening market place.

Edited map source: FAA Web site credits Landrum & Brown, Hydrology (RIGIS)

IBC is exceptionally located with direct access to Interstate 95 and 295 via Route 37, and the Airport Connector. This premier location brings your business, clients, and customers to the center—with the new Interlink and T.F. Green Airport virtually in the backyard—and direct, easy access and connectivity by air, rail, bus, ferry service, and car.

Rhode Island Planning Program's *Transportation 2030 Plan* initiatives will further expand and connect these major modes of transportation to maximize business potential within the State and the entire northeast corridor.

Interstate Highways. Minutes from major highways, I-95 and 295 provide access to Boston and all points north as well as Connecticut, New York, and all points south.

Rental Cars. Easily available for pick up and return from the third level of the InterLink garage directly connected to the IBC.

Massachusetts Bay Transit Authority. Daily commuter rail service runs to downtown Providence, Attleboro, Boston (Back Bay & South Stations), Canton Junction, Mansfield, Sharon and South Attleboro. An extension of the commuter rail to Wickford Junction in North Kingstown later this year will provide additional access to and from South County.

Amtrak. Daily commuter rail service runs between downtown Providence, Boston, New York, Kingston Station (URI) and Westerly.

Rhode Island Public Transit Authority. Daily bus service to major cities south; East Greenwich, Narragansett, Newport, North Kingstown, Warwick and north; Cranston, Providence, Warwick (north).

Peter Pan Bus Lines. Direct bus service to Boston, Foxboro, MA, Mystic, CT, and Providence. Connecting service: Barnstable, Bourne, Fall River, Falmouth, Hyannis, Lee, Lenox, New Bedford, Pittsfield, Springfield, Worcester, MA and Hartford, Manchester, Willimantic, CT.

Airport Taxi and Limousine Service. Regularly scheduled service between T.F. Green Airport and downtown Providence, select area hotels, the Providence train station, RISD, Brown University, neighboring communities, select Newport area hotels and the Newport Navy Base.

Ferries. Service between Narragansett and Block Island, and between Quonset Point and Oak Bluffs, Martha's Vineyard.

METROPOLITAN AREA by the numbers

Source: STI Popstats 2010*

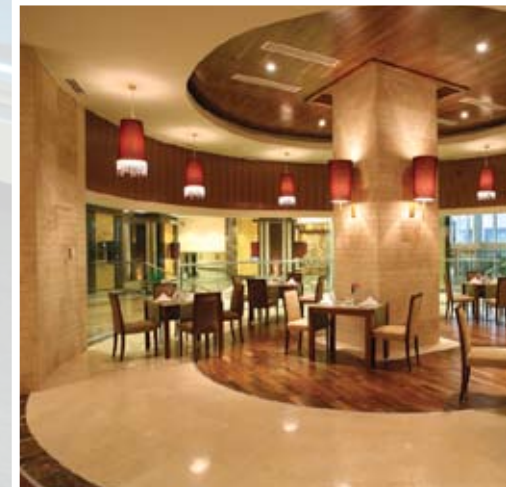
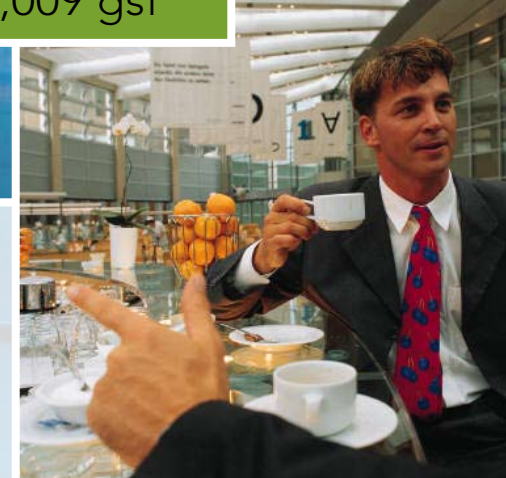
	1 Mile	3 Miles	5 Miles	15 Miles
Population	4,411	77,068	201,270	887,921
Households (HH)	1,922	31,025	81,383	344,603
Avg HH Income	\$58,562	\$64,252	\$64,295	\$65,236
Median HH Income	\$54,058	\$57,581	\$54,682	\$52,239
% of HH w/ Incomes				
>\$50,000	25.0%	24.2%	22.3%	20.0%
>\$75,000	23.8%	20.3%	18.4%	15.9%
>\$100,000	6.2%	12.4%	13.6%	16.1%
Education				
Bachelor's or Higher	24.8%	28.9%	29.1%	28.6%
Master's or Higher	7.9%	9.3%	10.0%	10.6%
Avg. Home Value	\$207,925	\$218,602	\$220,967	\$235,186



Innovatively designed floor plates facilitate future space customization, while fine exterior details such as limestone arched bases and soaring facades of glass and masonry add to the Roman-inspired aesthetic. Seeking to lessen impact on the environment, the Center will be designed to the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) GOLD standards.

Building One Total Area = 118,009 gsf

typical floor



- Building metering allows for direct billing from utilities.
- Designed to use 42% less water than baseline.²
- Unparalleled connectivity to multimodal transportation.
- HVAC systems are designed for increased ventilation and filtration capacity for improved indoor air quality

¹ – vs. ASHRAE 90.1 2004 ² – vs. Energy Policy Act 1992

Typical Floor = 19,635 gsf
Common Area = 2,091 sf

Proposed Hotel and Conference Center



View of hotel from office building two



Your meetings deserve a convenient location with all the amenities you need to focus on the tasks at hand. For a quick break, relax in the hotel, or make a short trip to one of many fine restaurants in nearby Providence. When schedules change, attendees can book accommodations for an overnight stay or quickly board the next flight.



View of hotel from access road

1000 Jefferson Boulevard | Warwick, Rhode Island 02886
connected to T.F. Green Airport (PVD)

www.ibr-ri.com

Sales Office

Michael V. D'Ambra (401) 737-1300



Brochure and renderings designed by:
ROBINSON GREEN BERETTA ARCHITECTS
www.rgb.net | (401) 272-1730

