

ONE METROCENTER

1 Metro Center Boulevard
Warwick, RI

CLASS A OFFICE FOR LEASE

Up to 125,000 SF

Exclusively represented by:



NEW 'CLASS A' OFFICE BUILDING

DEVELOPED BY:



PROPERTY FEATURES

- 4 TO 5-STORY, 100,000 SF TO 125,000 SF, NEWLY CONSTRUCTED "CLASS A" BUILDING
- IDEAL VISIBILITY IMMEDIATELY OFF OF THE AIRPORT CONNECTOR AND I-95 NORTH/SOUTH
- EASY ACCESS FROM I-95, I-295, AIRPORT CONNECTOR, JEFFERSON BOULEVARD AND POST ROAD
- PROFESSIONALLY DESIGNED, CUSTOM OFFICE SUITES
- HIGHEST LEVEL OF INTERIOR FIT-OUT AND FINISHES
- CUTTING EDGE MODERN CONSTRUCTION AND SMART BUILDING TECHNOLOGY
- IDEAL FOR CORPORATE HEADQUARTERS
- GORGEOUS LANDSCAPED GROUNDS AND ENTRANCES



BUILDING FEATURES

TOTAL SQUARE FEET	100,000 SF – 125,000 SF
TOTAL AVAILABLE	Up to 125,000 SF
PARKING	Up to 8 spaces per 1,000 SF leased

For more information, please contact:

PETE HAYES, SIOR
Partner
(401) 273 7426
phayes@hayessherry.com



HAYES & SHERRY REAL ESTATE
146 Westminister Street, 2nd Floor
Providence, RI 02903
www.hayessherry.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

ONE METROCENTER

Class A Office For Lease

100,000 – 125,000 SF
CLASS A
OFFICE AVAILABLE

AREA AMENITIES

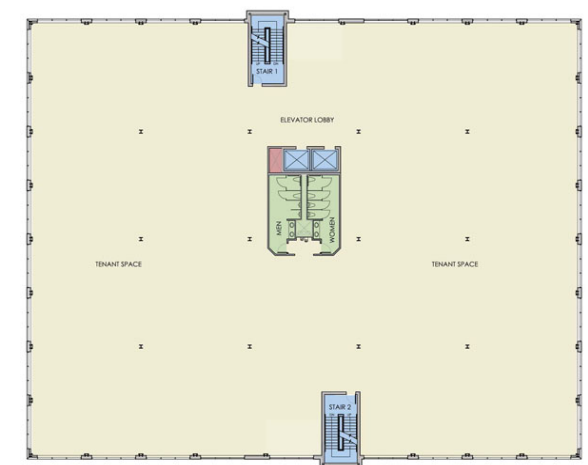
- LOCATED IN THE HEART OF THE NEWLY UNVEILED CITY CENTRE WARWICK
- WARWICK MALL, RHODE ISLAND MALL AND GARDEN CITY SHOPPING CENTER ALL WITHIN CLOSE PROXIMITY
- A DOZEN BUSINESS TRAVELER HOTELS AND CONFERENCE CENTER WITHIN 2 MILE RADIUS
- TF GREEN AIRPORT AND WARWICK AMTRACK STATION WITHIN 1 MILE
- WIDE VARIETY OF RESTAURANTS, PUBS AND OTHER LIFESTYLE AMENITIES WITHIN 2 MILE RADIUS



1ST FLOOR



2ND FLOOR



3RD, 4TH & 5TH FLOOR

For more information, please contact:

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HAYES & SHERRY REAL ESTATE

146 Westminster Street, 2nd Floor

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