

MEDICAL OFFICE FOR LEASE

315 Commonwealth Ave, Warwick, RI 02886



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	4.26 Acres
BUILDING SIZE:	6,000 SF
ZONING:	Medical office variance in A15 residential zone
PARKING:	30 On-site shared
MARKET:	Providence
SUBMARKET:	Warwick

PROPERTY OVERVIEW

High quality first floor medical office space with spacious rooms (up to 4000 square feet). The building is situated in a tranquil semi-residential area rather than an institutional atmosphere so is ideal for counseling, pediatrics, and other medical uses. It is centrally located with easy access 1/4 mile to route 95 and also easy access to other routes 295, 113, 115 and 2.

Located around the corner from Kent County Hospital, CCRI and down the road is Trudeau Center which draws clients for special education & vocational training services. Built in 2003. Hardwood floors. There is a doctor's office occupying the other part of the building that utilizes very little of the shared parking lot. NNN expense estimate is \$6.90 per foot per year which includes both NNN and most operating expenses even including proportionate gas and electric for the entire building (undivided service). Secure long term 5 year lease plus renewal option. Low 2% annual escalators. Professionally landscaped & professional property manager. Exterior freshly repainted August 2018.

PROPERTY HIGHLIGHTS

- Up to 4000 sf of medical office space for lease
- Private, attractive & professionally maintained site built in 2003
- Centrally located & quick access from Routes 95, 295, 2, 113, 115
- Around the corner from Kent County Hospital, CCRI and near Trudeau Center

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Patient waiting room & reception window



Floor Plan excerpt for 4000sf space



Patient waiting room with view to front of building / lot

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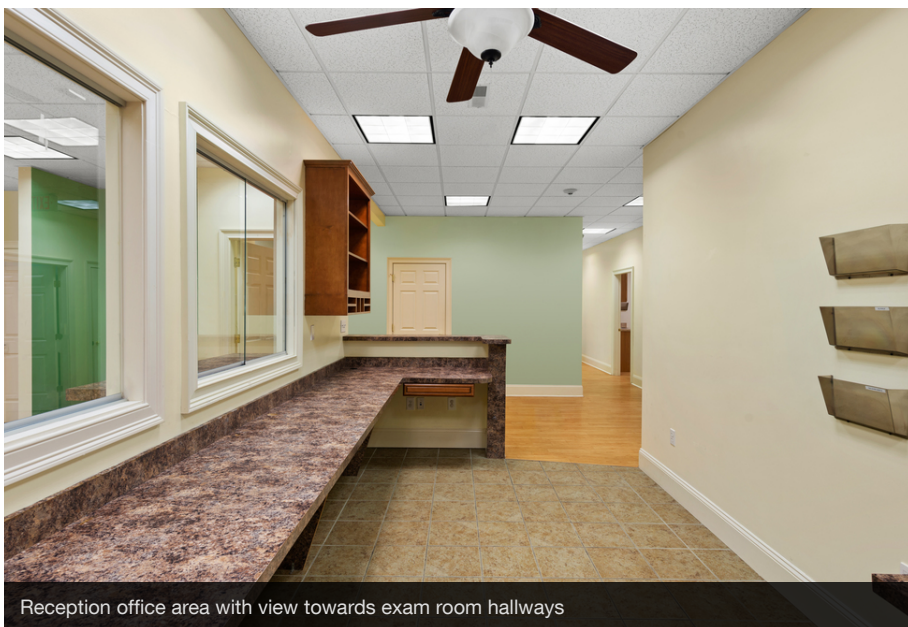
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Reception office with window to waiting room



Reception office area with view towards exam room hallways



View from reception office towards exam room hallways

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Staff Lounge / Café



Staff Break Room



Staff Bathroom (attached to Staff Break Room)

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Exam Room (Corridor 1)



Exam Room (Corridor 1)



Unisex Accessible Bathroom (Corridor 1)



Exam Room (corner of Corridor 1 x Corridor 2)

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Office (Corridor 2)



Dual Door Exam Room (access from Corridor 1 and Corridor 2)



Exam Room (Corridor 2)



Exam Room (Corridor 2)

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Corridor 2 & Side Exit / Egress



Large Office (Corridor 3)



Exam Room (Corridor 3)



Exam Room (Corridor 3)

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Exam Room (Corridor 3)



Exam Room (Corridor 3)



Office (corner of corridor 3 & corridor 4) with entrance/egress to front lot



Corridor 3 & Corridor 4

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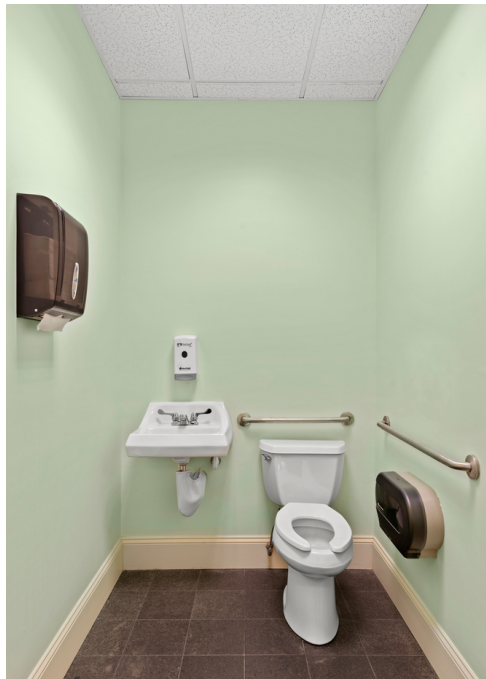
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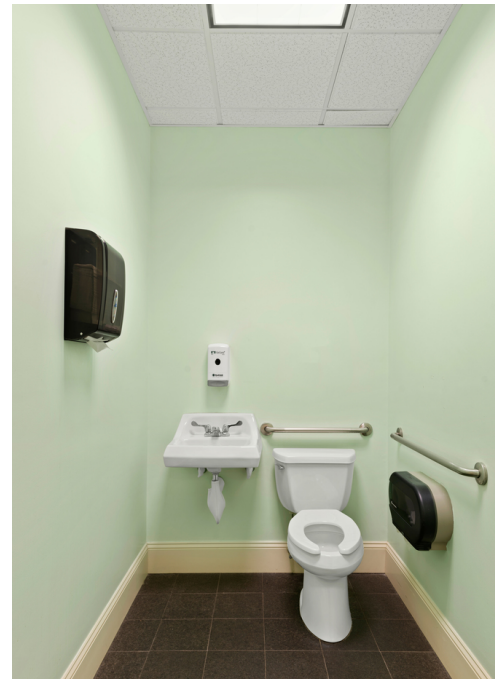
Entry Vestibule



Corridor



Accessible Bathroom



Accessible Bathroom

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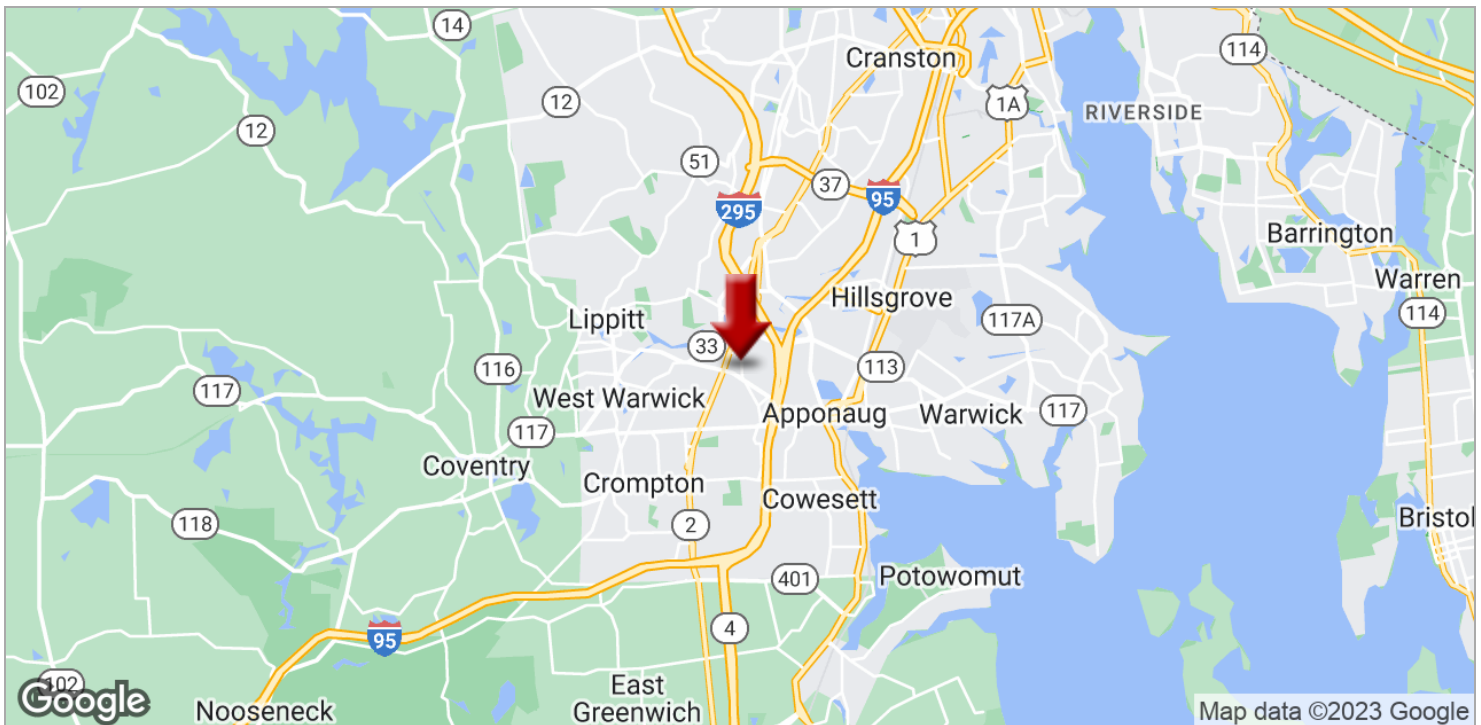
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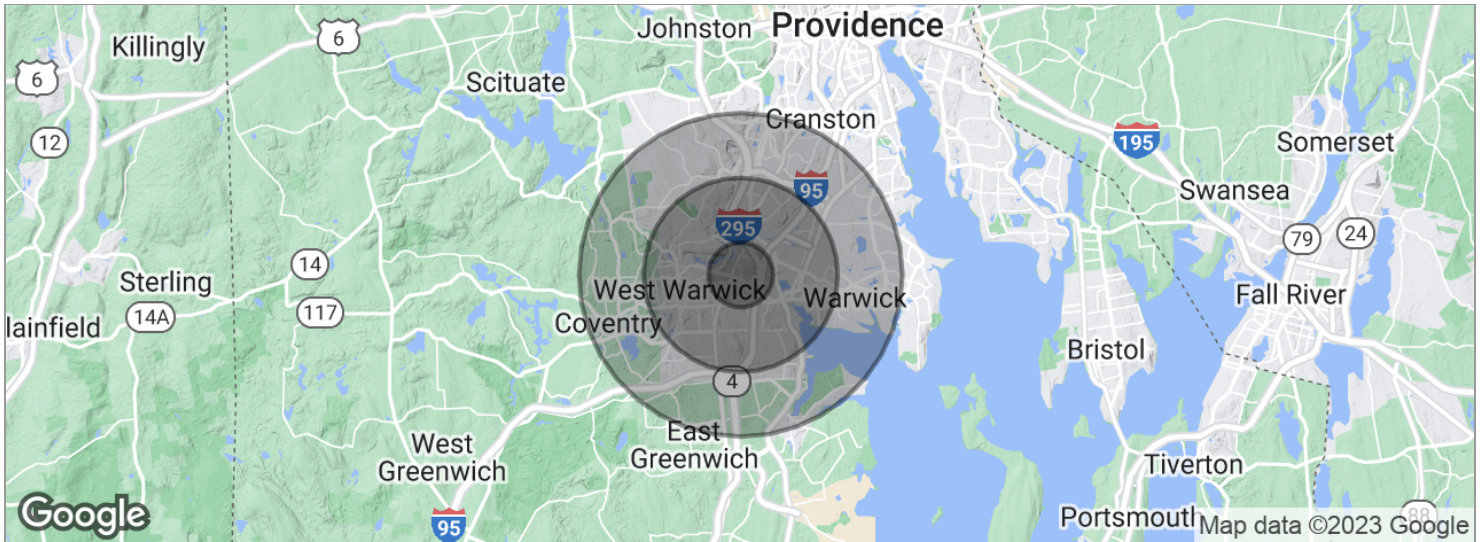
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,521	62,188	162,053
Median age	45.2	41.9	41.9
Median age (male)	42.9	39.6	39.8
Median age (Female)	48.2	45.1	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,518	25,148	66,388
# of persons per HH	2.2	2.5	2.4
Average HH income	\$64,116	\$67,056	\$71,705
Average house value	\$269,669	\$300,088	\$306,753

* Demographic data derived from 2020 ACS - US Census

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