

DEVELOPED BY:

Michael Integlia Company
Acquisitions and Real Property Development—Since 1937

CLASS "A" OFFICE

PROPERTY FEATURES

- 3-STORY, 75,000 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
- TRAFFIC: ROUTE I-95 151,100VPD AIRPORT CONNECTOR 108,600VPD
- 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
- PARKING UP TO 8 SPACES PER 1,000 SF LEASED



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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 AMTRAK STATION WITHIN 1 MILE
- WIDE VARIETY OF RESTAURANTS, PUBS AND OTHER LIFESTYLE AMENITIES WITHIN 2 MILE RADIUS

