

FOR LEASE

1351 South County Trail

East Greenwich, RI



EAST GREENWICH MEDICAL CENTER



SUITES AVAILABLE FROM $\pm 1,500$ SF TO $\pm 8,500$ SF



SYNERGISTIC MEDICAL COMMUNITY; FULL-SERVICE IMAGING & LAB ON-SITE



EASY HIGHWAY ACCESS I-95/RTE. 4



STRONG POPULATION AND INCOME DEMOGRAPHICS



CONVENIENT ACCESS TO NUMEROUS AREA RETAILERS



HAYES & SHERRY

1351 SOUTH COUNTY TRAIL

Property Description

1351 South County Trail in East Greenwich is a premier healthcare park setting in the East Greenwich Medical Center with over 30,000 SF of contiguous space available and significant branding opportunities located in the heart of the “Medical Mile”.

The property is home to a full spectrum of top-quality hospital and provider networks including imaging and laboratory services on-site.

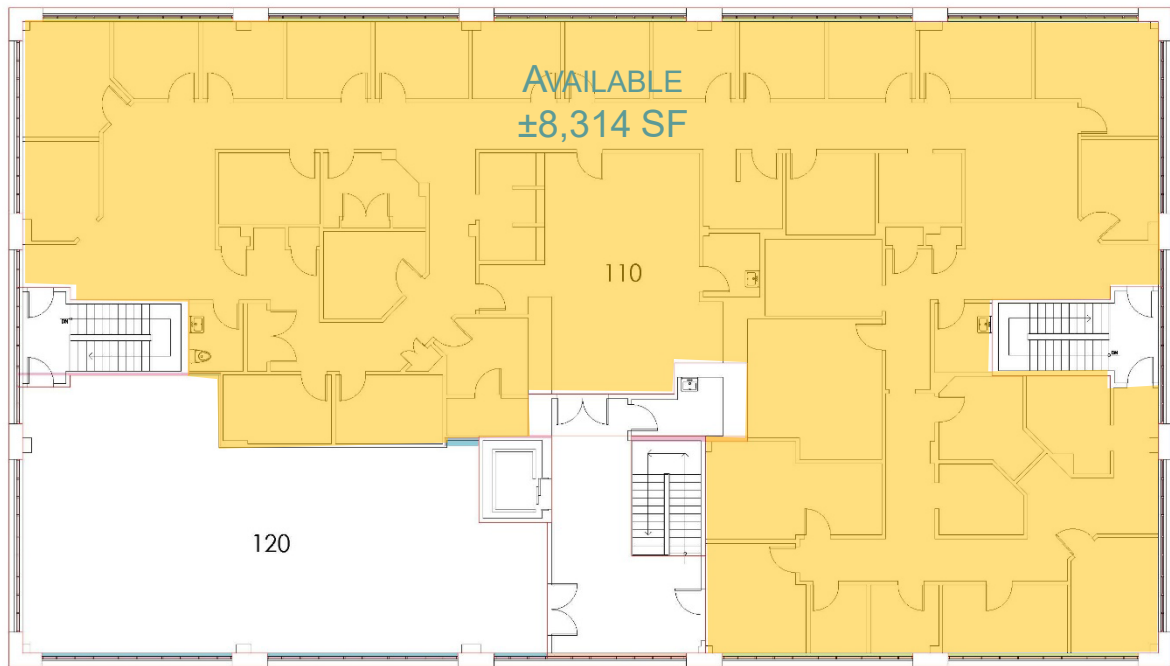
Convenient highway access to I-95 and Route 4 along with close-proximity to numerous nearby shopping and retail offerings make the East Greenwich Medical Center RI’s premier medical destination.

Infrastructure & Systems

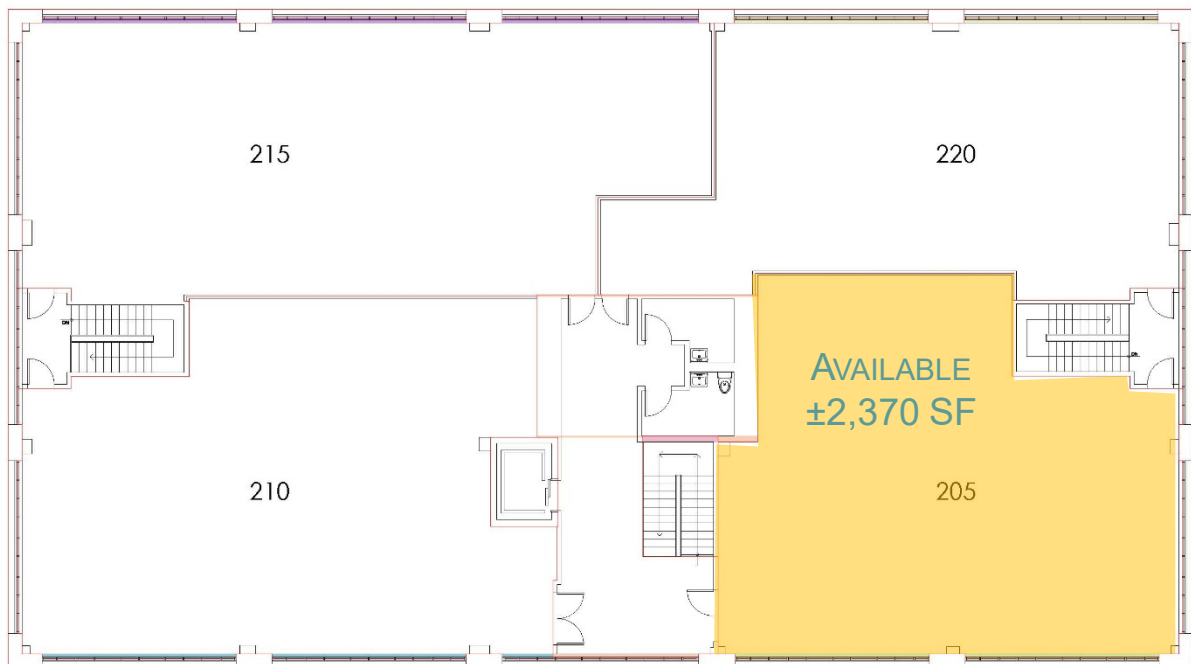
Property Address	1351 South County Trail, East Greenwich, RI
Buildings	1,2,3
Land Area	5.3 acres
Rentable Area	79,572 SF (16 condo units in 3 buildings)
Building SF	Building 1: 20,890 SF / 4 units
Number of Units	Building 2: 19,577 SF / 5 units
	Building 3: 39,105 SF / 7 units
Number of Floors	Two (2)
Built/Renovated	2000 – 2002
Roof	Rubber membrane
Parking	334 spaces (4.1/1,000 SF)
Elevators	Three (3) passenger elevators 2,500-pound capacity each
HVAC	Gas-fired rooftop units
Electric Service	1,200 amps, separately metered
Life Safety	Hardwired fire alarm, smoke and heat detectors, emergency lighting, sprinkler system



BUILDING 1



BUILDING 2



BUILDING 3



FOR LEASE

1351 South County Trail

East Greenwich, RI



3 miles

40,214 PEOPLE

23,047 DAYTIME POP.

\$117,859 AVG.HH \$

5 miles

108,790 PEOPLE

55,997 DAYTIME POP.

\$100,181 AVG.HH \$

10 miles

290,311 PEOPLE

136,812 DAYTIME POP.

\$100,119 AVG.HH \$

For more information, contact:



HAYES & SHERRY

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