

sweeney

REAL ESTATE & APPRAISAL

OFFICE INVESTMENT

1300 HIGHLAND CORPORATE DRIVE CUMBERLAND - RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300 | 401-523-5101

1300 HIGHLAND CORPORATE DRIVE CUMBERLAND - RHODE ISLAND

Asking Price: \$2,600,000

(Plat 51, Lot 41, Units 101-104, 201, 301-304)

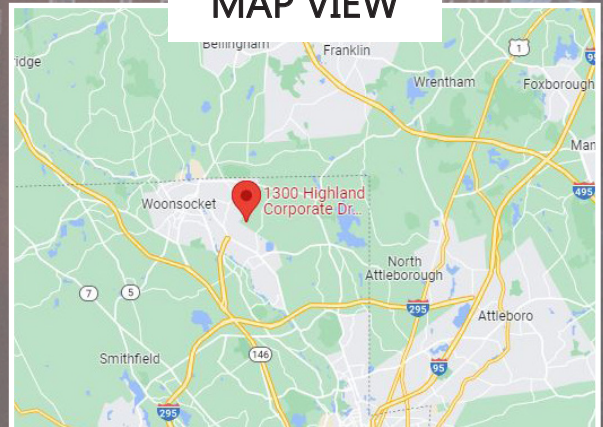
PROPERTY DETAILS

- CVS Anchored Office Park
- Modified Gross Leased
- 42,734± SF Building
- 4.94± Acres of Land
- Multiple Tenants
- Yearly NOI: \$385,551
- 189 Parking Spaces
- Built in 2004
- Professionally Managed
- Located directly off RT 99
- Just North of I-295 & 146 Intersection

OVERHEAD



MAP VIEW



1300 HIGHLAND CORPORATE DRIVE CUMBERLAND - RHODE ISLAND

OFFICE PARK OVERVIEW

Highland Corporate Park is anchored by CVS Health and offers direct highway access via Route 99, just 3.5 miles north of Routes 295 and 146. It is located less than 15 minutes from downtown Providence, 50 minutes from downtown Boston, and 30 minutes from Worcester

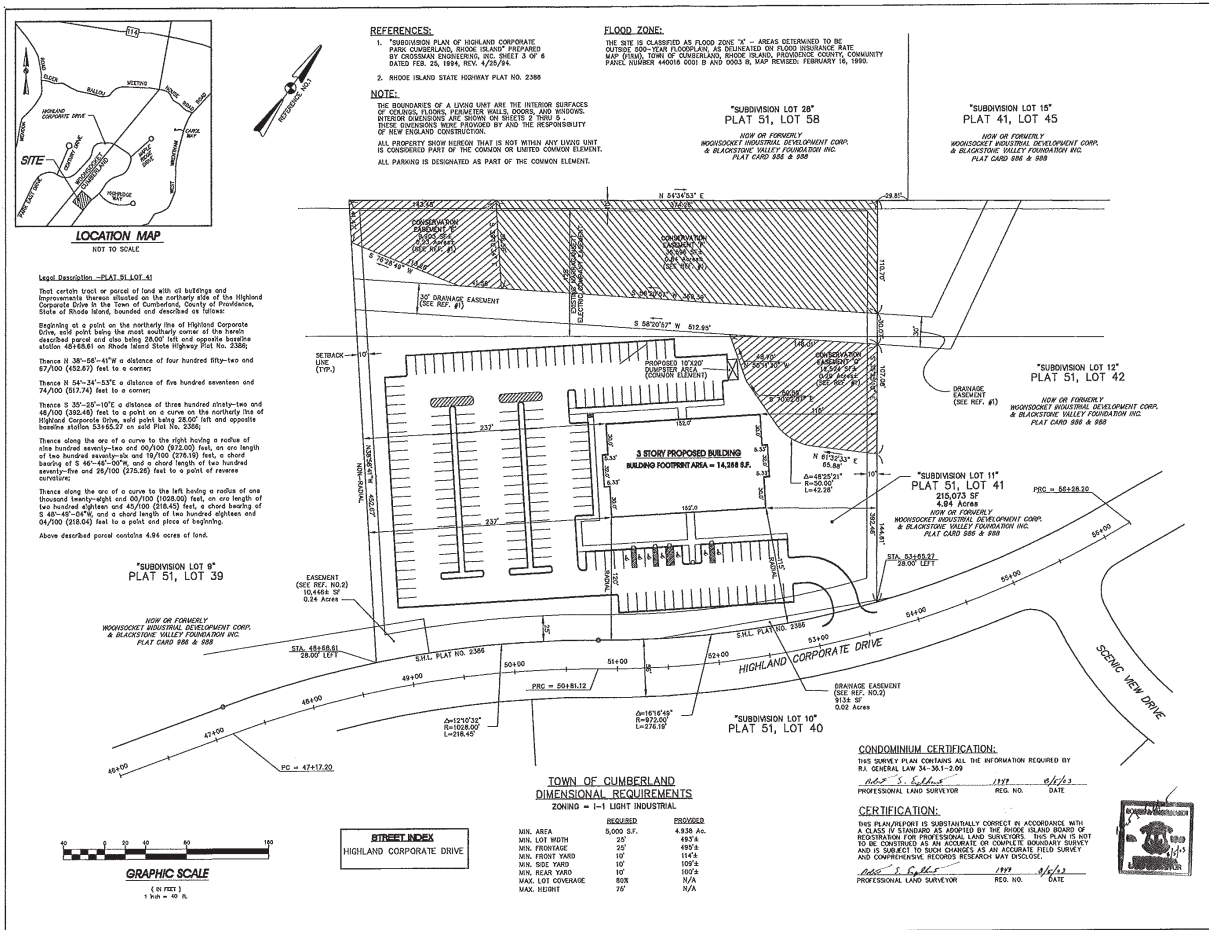


	Population	Households	Average HH Income
1 Mile	4,486	1,760	\$106,743
3 Miles	59,540	24,349	\$80,097
5 Miles	99,441	39,354	\$94,672

THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300 | 401-523-5101

1300 HIGHLAND CORPORATE DRIVE CUMBERLAND - RHODE ISLAND

SITE PLAN



CROSSMAN ENGINEERING, INC.
 CIVIL - Transportation - Environmental - Site Planning - Land Surveying
 181 Carverville Road
 Warwick, Rhode Island 02886
 Phone: (401) 738-8660 - Fax: (401) 738-8187
 Email: ceng@crossmaneng.com
 Web Page: www.crossmaneng.com

NEW ENGLAND CONSTRUCTION
 HEAVY CONSTRUCTION BUILDING
 1000 W. MAIN ST. SUITE 200
 PROVIDENCE, RI 02902

1300 HIGHLAND CONDOMINIUM PLAN
 A.P. 81 LOT 41
 HIGHLAND CORPORATE DRIVE
 CUMBERLAND, RHODE ISLAND

PK VENTURES, LLC
 c/o Rhode Island United Lobbys Inc
 339 SCOVILLE AVENUE
 RUMFORD, RHODE ISLAND 02916
 Tel. 401-270-0600

BOUNDARY PLAN

DATE	SCALE
JUNE, 2003	1"=40'

DRAWN BY: 759-CDDO.DWG

NO.	DATE	REVISION

DRAWING NUMBER: 1

SHEET: 1 OF 2

NOT FOR CONSTRUCTION

sweeney

REAL ESTATE & APPRAISAL

OFFICE INVESTMENT

1300 HIGHLAND CORPORATE DRIVE CUMBERLAND - RHODE ISLAND

ADDITIONAL PHOTOS



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300 | 401-523-5101