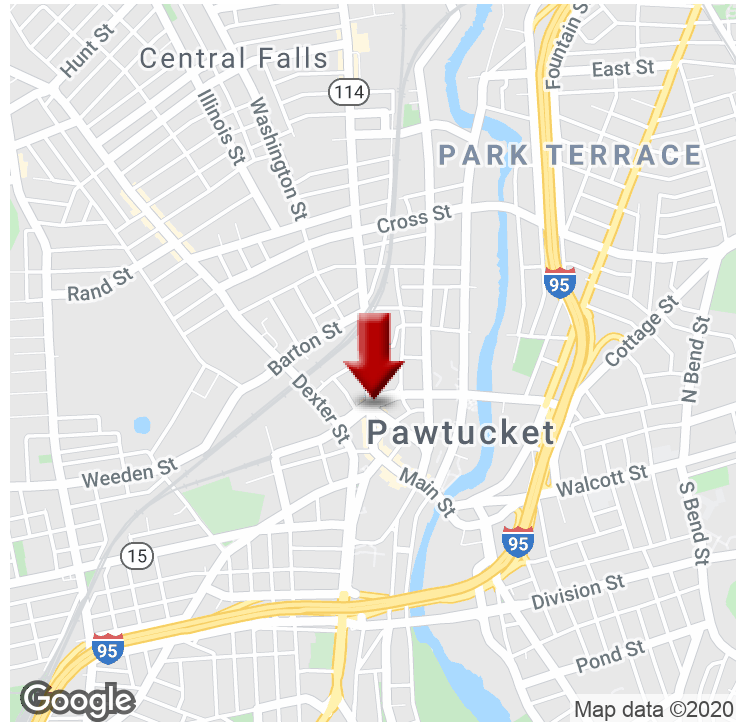


BESWICK BUILDING

3 Exchange Street, Pawtucket, RI 02860



OFFERING SUMMARY

AVAILABLE SF:	500 - 6,818 SF
LEASE RATE:	\$16.00 SF/yr (3% annual escalator; MG)
LOT SIZE:	3,868 SF
YEAR BUILT:	1891
BUILDING SIZE:	13,656 SF
RENOVATED:	2020
ZONING:	CD

PROPERTY OVERVIEW

Office/retail space with high ceilings delivered as a warm vanilla box or can be built to your specifications. Currently building out the interior space and anticipate delivery in 90 days. Reserve your location now.

Up to approximately 3400 square feet of office/retail space available on the 2nd floor level. Could be combined with 3rd floor level for up to approximately 6800 square feet combined. Basement storage space is also available.

PROPERTY HIGHLIGHTS

- Early access to secure an office/retail location near Pawtucket Commuter Rail Station & Bus Hub (est. early 2022)
- High traffic office/retail location in Pawtucket's Commercial District at signalized intersection
- Up to 3400sf office/retail space on the 2nd floor plus up to an additional 3400sf on the 3rd floor is available.
- Beautiful historic architecture: exterior windows and storefronts undergoing renovations currently
- Interior buildout is available as build-to-suit

KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

OFFICE / RETAIL FOR LEASE

BESWICK BUILDING

3 Exchange Street, Pawtucket, RI 02860



KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

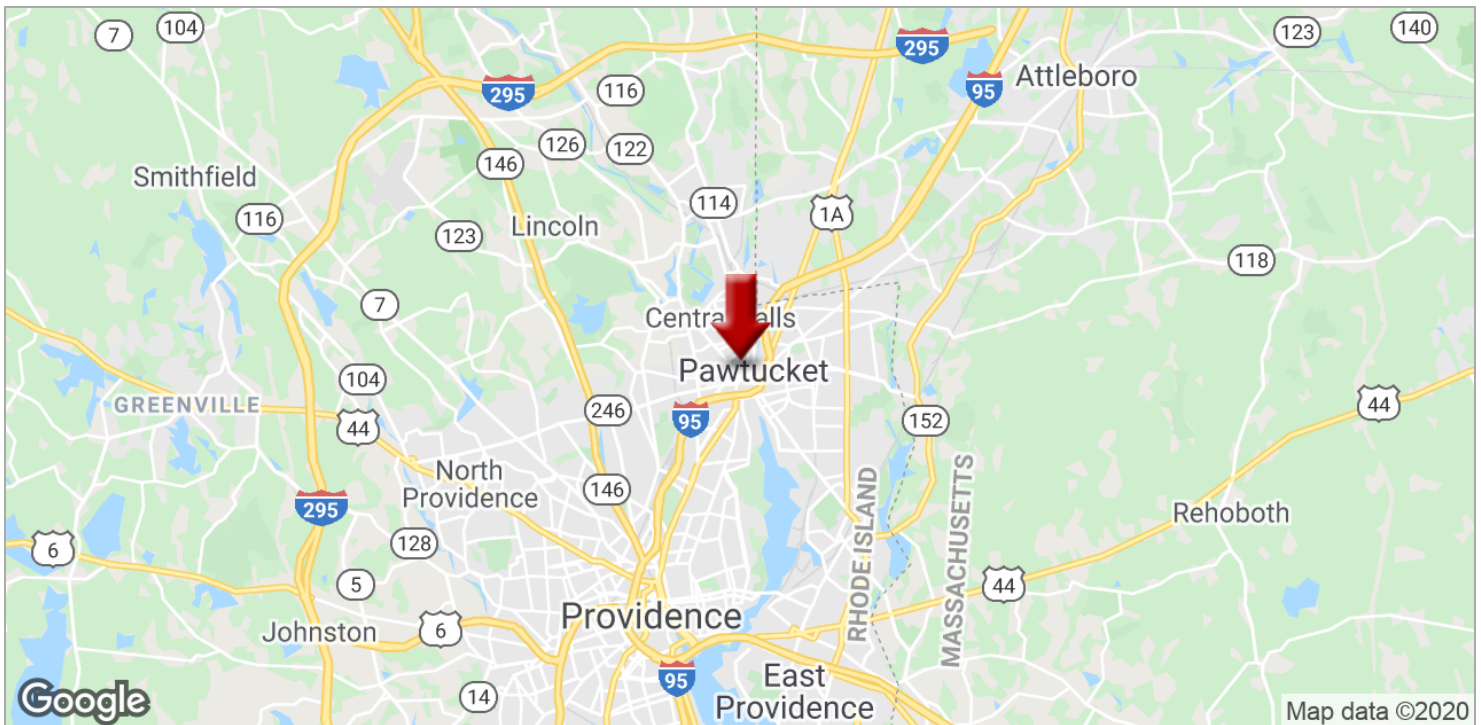
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

OFFICE / RETAIL FOR LEASE

BESWICK BUILDING

3 Exchange Street, Pawtucket, RI 02860



KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

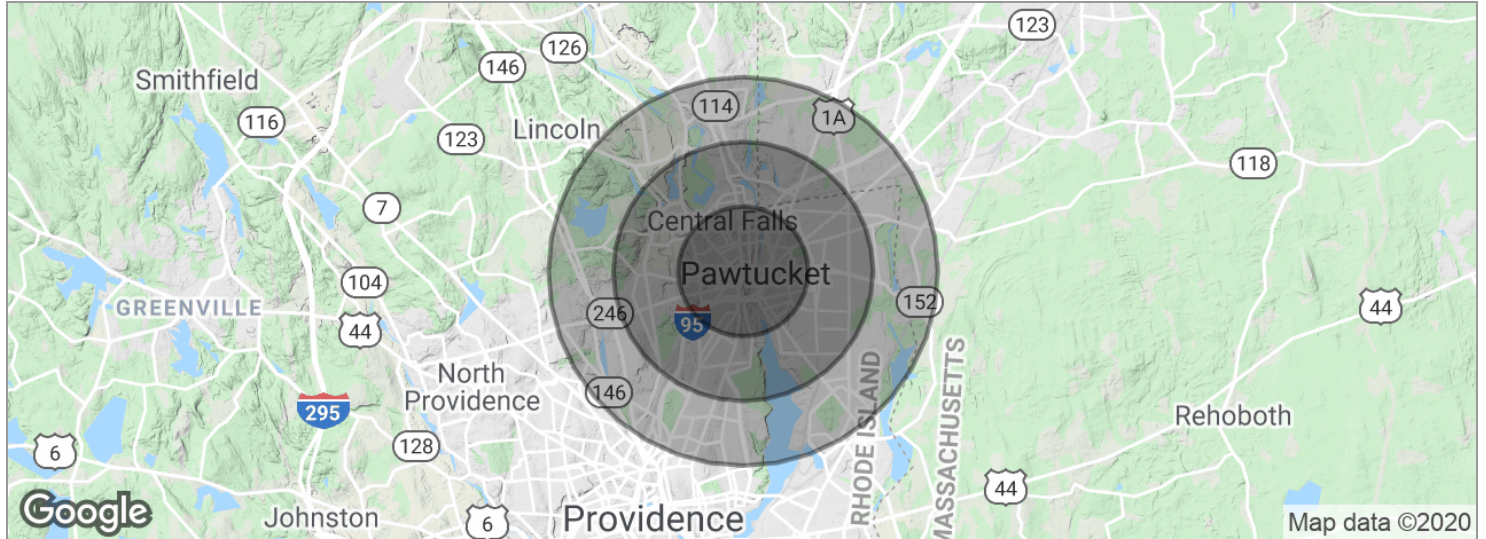
CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

BESWICK BUILDING

3 Exchange Street, Pawtucket, RI 02860



POPULATION	1 MILE	2 MILES	3 MILES
Total population	33,473	102,179	168,320
Median age	34.3	34.9	36.4
Median age (male)	33.1	33.5	34.9
Median age (Female)	34.9	36.0	37.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	13,986	40,317	67,289
# of persons per HH	2.4	2.5	2.5
Average HH income	\$36,862	\$48,756	\$58,677
Average house value	\$261,700	\$296,735	\$328,798

* Demographic data derived from 2010 US Census

KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>