

THE OFFICES AT THE CROSSINGS

200 CROSSINGS BLVD • WARWICK, RHODE ISLAND



CLASS A MULTI-TENANT OFFICE BUILDING

LOCATION

Situated within the Crowne Plaza Hotel and Crossings Office Campus, with immediate, direct access to the I-95 and I-295 interchange, as well as Route 10. Located just 2 miles from T.F. Green airport.



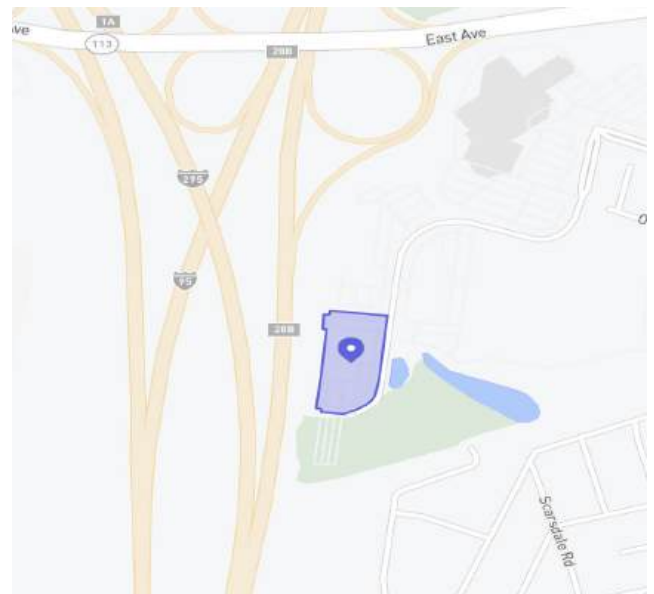
NEARBY

T.F. Green Airport, Crowne Plaza Hotel, Stop & Shop, Lowe's, Starbucks, Warwick Mall, Dick's Sporting Goods, Wal-Mart, Kohl's, Burlington, Planet Fitness



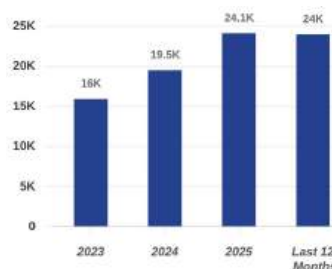
SPACE (GLA)

59,882 SF



FOOT TRAFFIC TREND

Visits YoY: **+22.2%**
Visits Yo2Y: **+47.7%**
Visits Yo3Y: **+127.8%**



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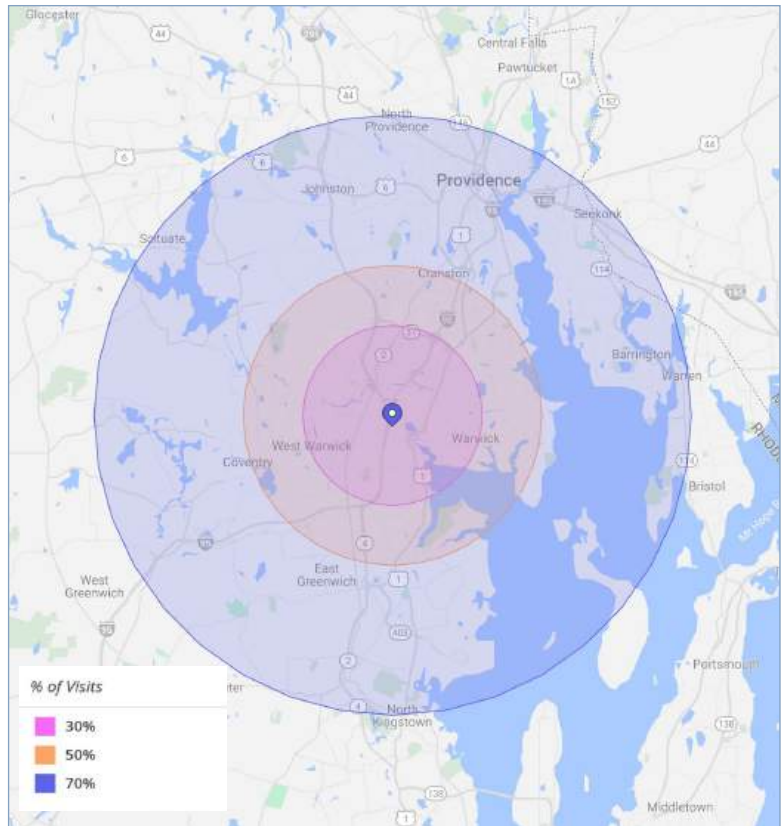
LOCATION & DEMOGRAPHICS

LAT/LON	PARKING
41.7112/-71.4703	298
TRAFFIC COUNT	CARS/DAY
I-95	59,950
I-295	27,229

2025	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	6,592	65,598	177,562
<i>Estimated Avg. HH Income</i>	\$113,724	\$118,207	\$122,173

WORKPLACE	1-MILE	3-MILE	5-MILE
Total Businesses	924	3,506	6,658
Total Employees	11,900	42,973	67,198

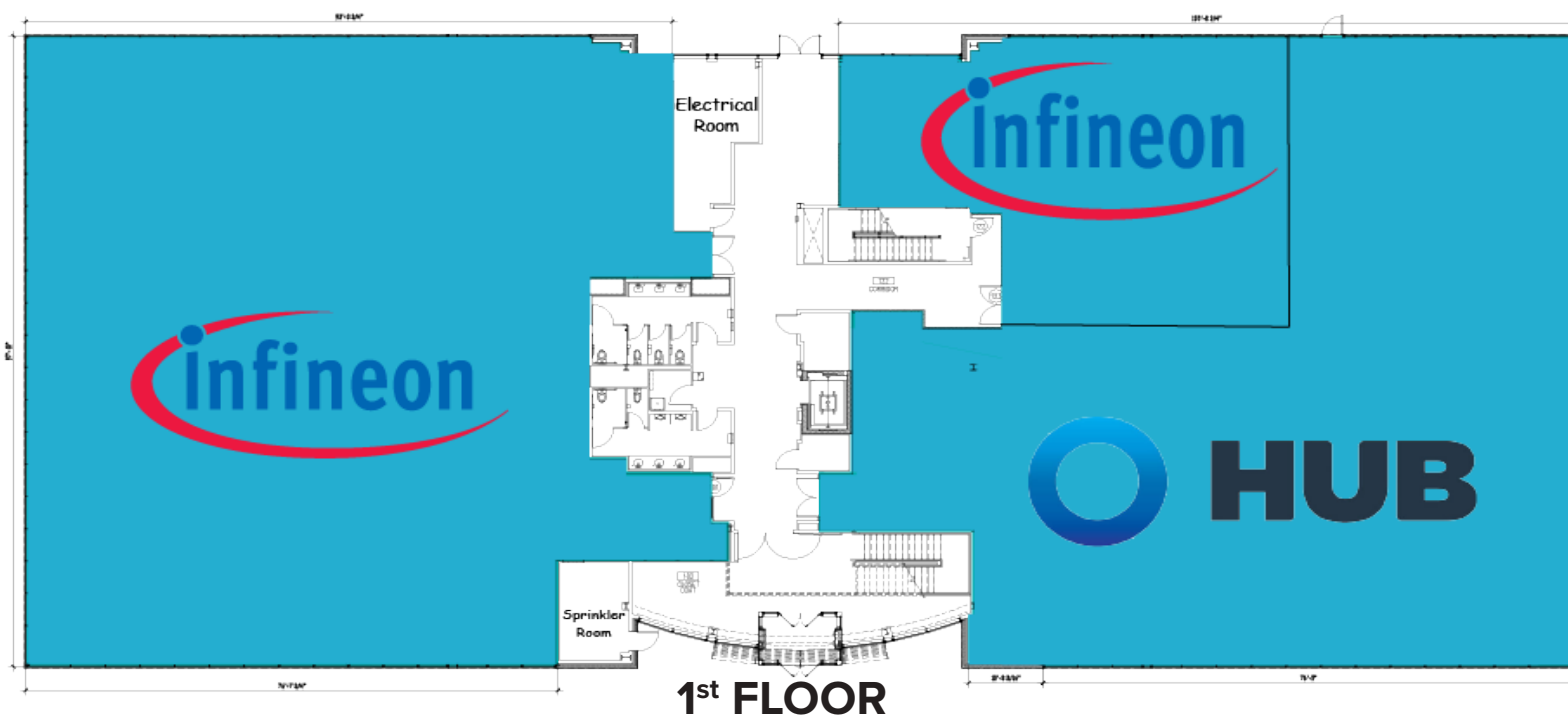
TRUE TRADE AREA



TRADE MAP



SITE PLAN



1st FLOOR

TENANTS		
SUITE		SQUARE FEET
100	Infineon	12,492
110	HUB	7,751



2nd FLOOR

TENANTS		
SUITE		SQUARE FEET
200	Barnum Financial Group	10,220
	Infineon	4,978
250	Ortho Rhode Island	5,209

SITE PLAN

corner office suite with continuous windows



TENANTS		
SUITE		SQUARE FEET
300	Ortho Rhode Island	3,893
320	AVAILABLE	5,666
350	Sonobello	11,240



- Abundant complimentary parking
- Great walking areas and shaded greenery for team members
- Highly efficient layout with continuous perimeter window offices, conference rooms, open work station area, and kitchenette

AERIALS



SIGNAGE DIRECTLY FACES ROUTE 95

DAILY
TRAFFIC:
59,950





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