THE OFFICES AT THE CROSSINGS

200 CROSSINGS BLVD • WARWICK, RHODE ISLAND



CLASS A MULTI-TENANT OFFICE BUILDING

LOCATION

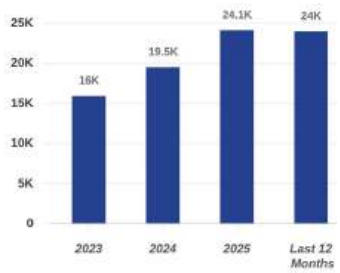
Situated within the Crowne Plaza Hotel and Crossings Office Campus, with immediate, direct access to the I-95 and I-295 interchange, as well as Route 10. Located just 2 miles from T.F. Green airport.

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

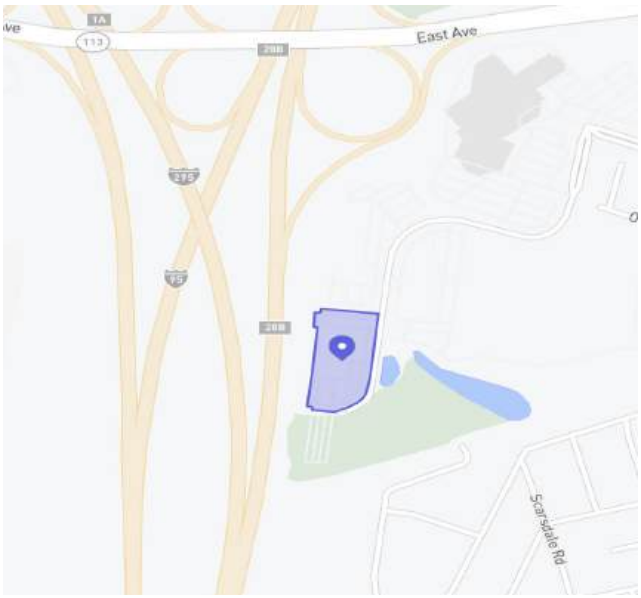
FOOT TRAFFIC TREND

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



SPACE (GLA)

59,882 SF



Carpionato GROUP

1414 Atwood Avenue • Johnston, RI • 02919 • 401.273.6800 • **www.CarpionatoGroup.com**

THE OFFICES AT THE CROSSINGS

LOCATION & DEMOGRAPHICS

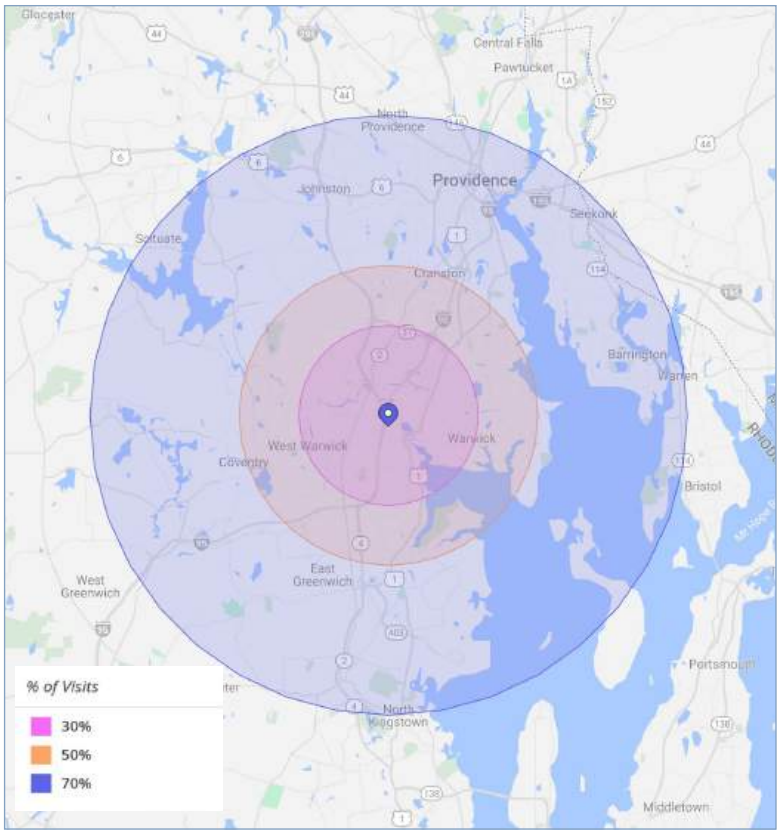
LAT/LON	PARKING
41.7112/-71.4703	298

TRAFFIC COUNT	CARS/DAY
I-95	59,950
I-295	27,229

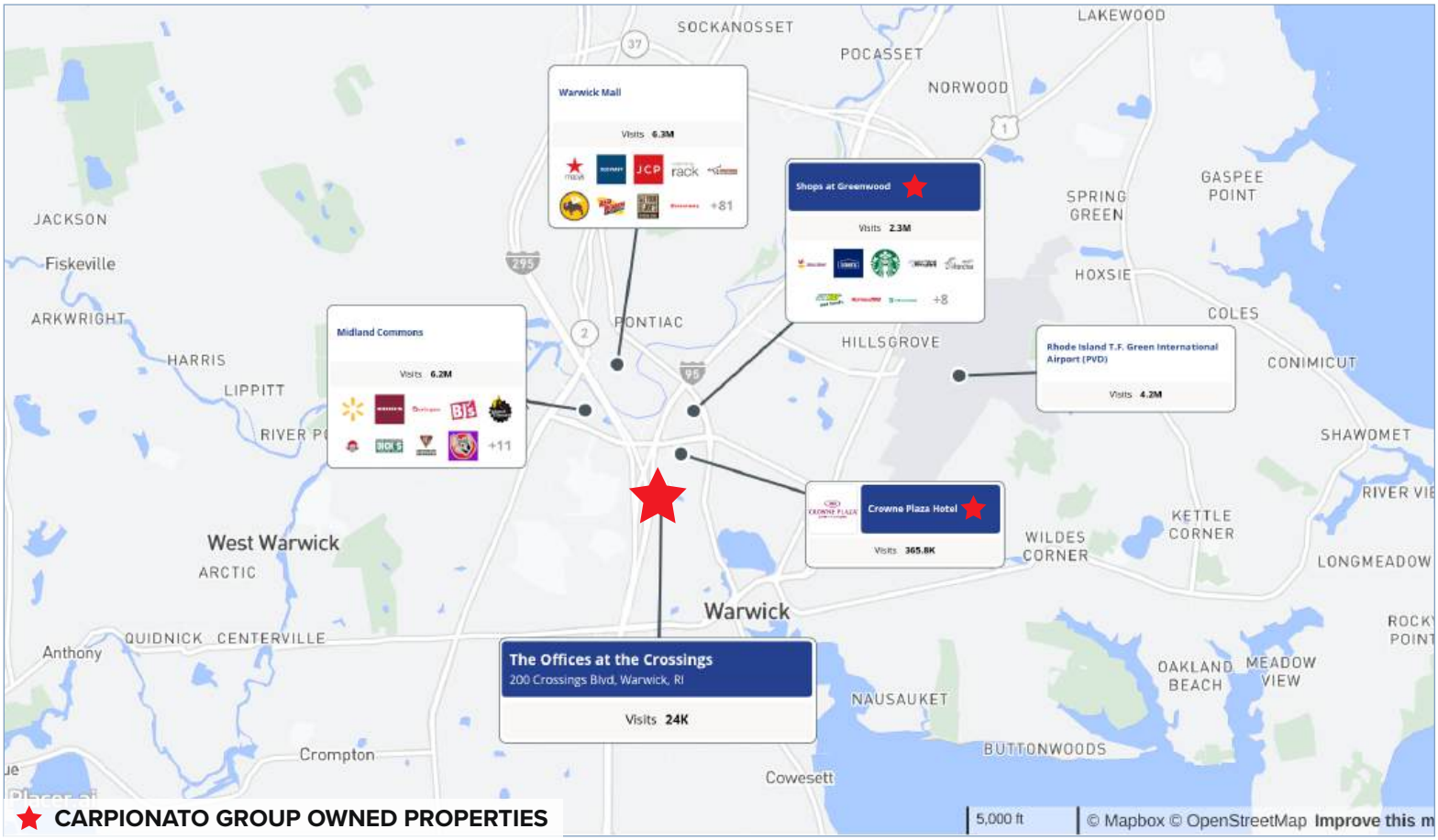
2025	1-MILE	3-MILE	5-MILE
Estimated **Population**	6,592	65,598	177,562
Estimated **Avg. HH Income**	$113,724	$118,207	$122,173

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



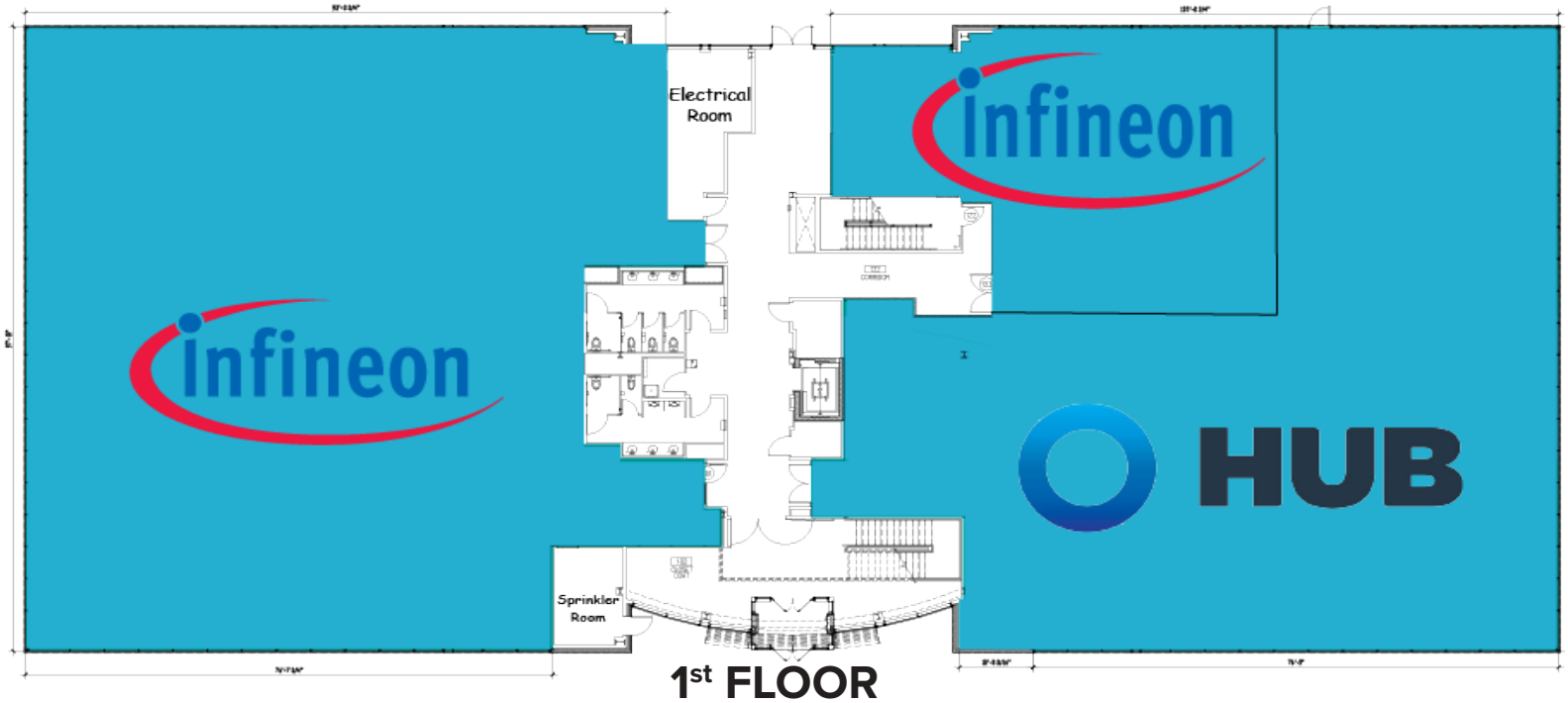
TRADE MAP



★ **CARPIONATO GROUP OWNED PROPERTIES**

Data based on STI: Popstats 2025

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



3rd FLOOR

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

- Abundant complimentary parking
- Great walking areas and shaded greenery for team members
- Highly efficient layout with continuious 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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