

# One State Street

PROVIDENCE, RI

One State Street is a professional office building in a park-like setting with beautiful landscaping, onsite parking, secure access, and a marble & granite entryway. Located directly across from the Rhode Island State House, the building is in walking distance to all the shops, restaurants and services Downtown Providence has to offer. Convenient access to Commuter Rail, Amtrak, bus lines, I-95 and other major highways.



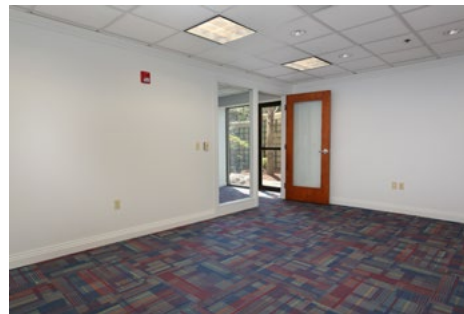
Well rated by Walk Score®:

**“VERY WALKABLE”** and **“VERY BIKEABLE”** with **“EXCELLENT TRANSIT.”**

**Amenities** | RI State House Location | State House & City Views | Marble & Glass Entryway | Onsite Parking | Park-like Setting | Marble Restrooms | Air Conditioning | 24/7 Property Management | 24/7 Secure Access | Near Shops & Restaurants of Downtown Providence | Direct Access to I-95 & Amtrak Station



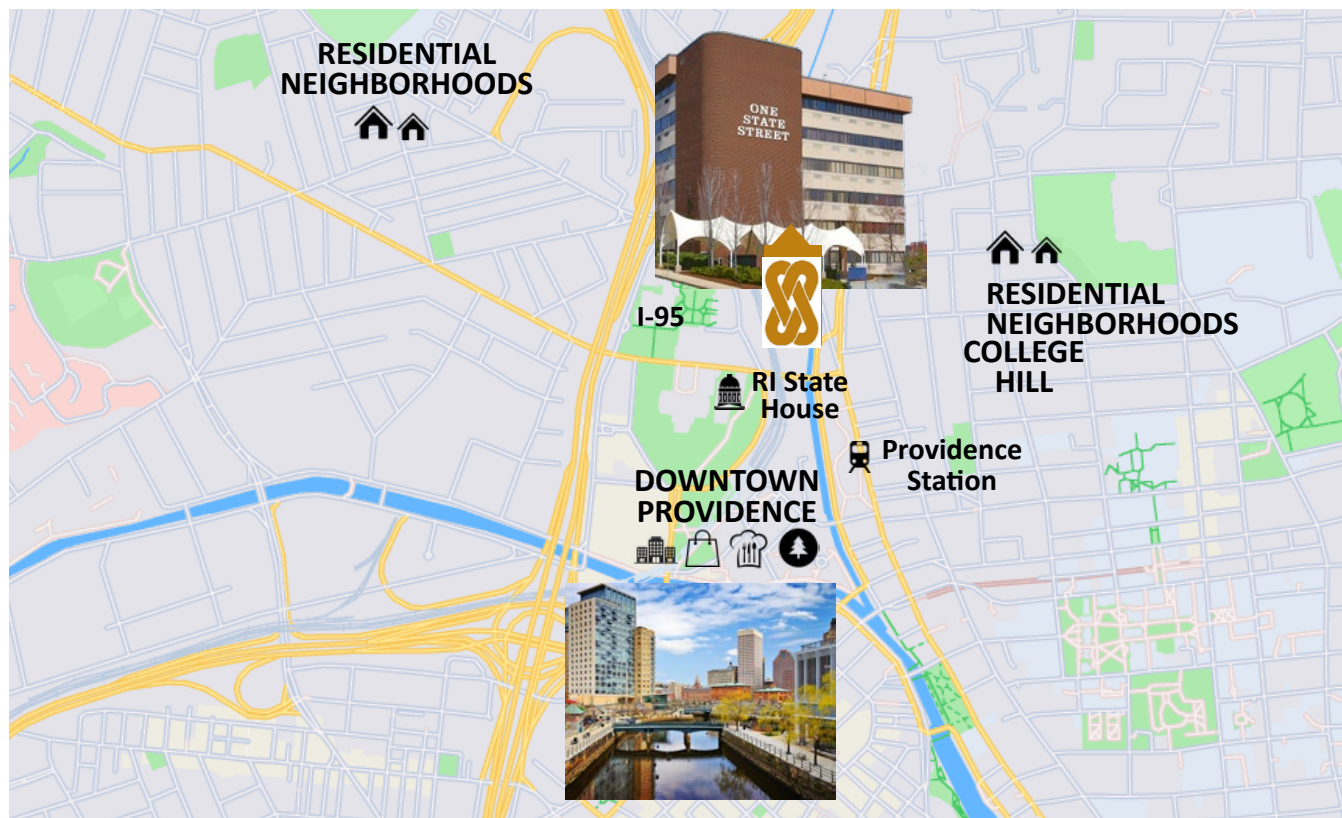
**3,000-6,000 RSF OFFICE SUITES ACROSS FROM RI STATE HOUSE**



# In the Center of It All

## ONE STATE STREET, PROVIDENCE RI

**One State Street** is located at the crossroads of Downtown & Residential Providence, in walking distance to the RI State House, government agencies, and all the shops, restaurants, office buildings, parks and hotels of Downtown Providence. The building offers convenient access to I-95 and other major highways, as well as Amtrak station & commuter rail. Rated “Very Walkable” and “Very Bikeable” with “Excellent Transit” on Walkscore.com.



## Surrounding Businesses & Attractions Include

- Freeman Plat & Oakland Avenue Historic Districts
- RI State House
- Rhode Island Convention Center
- Providence Performing Arts Center
- RISD & RISD Museum
- Memorial Park
- Whole Foods Market
- RI Depts. of Education, Health, Transportation, Administration & More
- Amica Mutual Pavilion Event Venue
- The Strand Ballroom Concert Hall
- Brown University
- Burnside Park
- Waterplace Park
- Providence Station
- BankNewport City Center
- Johnson & Wales University
- Providence River Walk
- Hotels: Hilton Providence, Omni Providence, Hotel Providence, Marriott Providence, Graduate Providence
- Restaurants: The Capitale Grille, Hemenway's, Circe Restaurant & Bar, Jacky's Waterplace & Sushi Bar, Murphy's, Massimo Ristorante, Rooftop at the Providence G, Rogue Island Kitchen & Bar, Providence Coal Fired Pizza