

# 1 CITY CENTRE

RHODE ISLAND'S NEWEST URBAN MIXED-USE DEVELOPMENT



**INTEGLIA**

— *New England's master builder & developer of class "A" office, commercial, and institutional spaces.* —

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**1 City Centre**  
745 Jefferson Boulevard  
Warwick, Rhode Island 02886



*Photo: T.F. Green (Providence, RI Airport)  
Walking distance to site via Airport Skybridge*

## PROPERTY OVERVIEW



Rhode Island is well positioned to accelerate private-sector involvement to complement the more than \$300 million in federal and state investments that have been made in planning and transportation infrastructure in *City Centre Warwick* located adjacent to Green Airport, a Northeast Rail Corridor and two interstate highways. A key component of Rhode Island's long-term, economic expansion is the development and promotion of business-ready infrastructure hubs, like City Centre Warwick that act as magnet for industries, businesses and jobs

**1 City Centre** is the first development in the new City Centre Warwick. Fully zoned, permitted and approved for mixed-use development, this property is located in the epicenter of action. Located across from the Warwick Intermodal Transit Center and Airport Skybridge, this property grants travelers, residents and businesses the opportunity to be in the heart of the city.

With excellent access to I-95 (The Northeast Corridor) and I-295, traveling to and from the property is easily available for those visiting and working locally.

With a cutting edge modern design and smart building technology, this property offers you the opportunity to grow and thrive.

### By The Numbers - 1 City Centre

Land Area	5-20+ Acres
Retail ( <i>ground level</i> )	30,000-50,000 Square feet
Hotel	100,000-150,000 Square feet (100-150 Keys)
Residential	100,000-150,000 Square feet (1-2 Bedroom Apts.)
Commercial Office	100,000-200,000 Square feet

**INTERESTED IN  
LEARNING MORE?**

**Contact:**  
**Michael Integlia, Jr.**  
**(401) 274-3600**



## PROPERTY / AREA OVERVIEW

With prime access to regional and national transportation and exceptional coastal amenities, City Centre Warwick offers a development opportunity that you won't find anywhere else. The site embraces 95 acres built in and around Green Airport, Warwick Rail Station, InterLink and Interstate Routes 95 and 295. Embedded within a sustainable walking community will be a dense, mix-use of commercial, office, hospitality and residential space. Offering something for everyone, City Centre Warwick creates an urban experience that is active, affordable and attractive to business development, employers and residents alike.



# PROPERTY / AREA OVERVIEW



FOR MORE INFORMATION CONTACT:  
Michael Integlia, Jr. | (401) 274-3600



# AREA OVERVIEW



Green Airport

1 CITY CENTRE DEVELOPMENT

Metro Center II

Residence Inn  
Marriott

Beacon  
Mutual Insurance Co.

HOMESWOOD SUITES  
Hilton

NETECH

ups

95

95

GREEN AIRPORT CONNECTOR RD  
METRO CENTER BLVD

MAVERTY STREET

T

## AREA OVERVIEW



### **T.F. GREEN AIRPORT**

Green Airport is accessible to Boston, Cape Cod and Southeastern New England and is a popular alternative to Boston's Logan Airport. The airport's ease of access to Interstate 95, and train service and rental cars at its InterLink facility, make it a favorite of business and leisure travelers.



### **BUS SERVICE - RIPTA**

The Rhode Island Public Transit Authority (RIPTA) offers statewide bus service that is fast, reliable and stress-free, with frequent service to City Centre Warwick. Before heading out, use RIPTA's online trip planner to plot your course.



### **Train Service**

Convenient train service provided by the Massachusetts Bay Transportation Authority (MBTA) connects the Boston and Providence metropolitan areas directly to City Centre Warwick at Green Airport Station. It's only a short 15-minute ride north to Rhode Island's capital city with connecting service to Amtrak's Northeast Corridor at Providence Station. For more information and schedules, call 1-800-392-6100 or visit [www.mbta.com](http://www.mbta.com).



### **Interstate Highway**

Interstate 95 provides direct access to City Centre Warwick, connecting it to all major population centers in the Northeast. Boston is only an hour drive to the north and New York is less than three hours away to the south.

## RHODE ISLAND TAX INCENTIVES

### Re-Build Rhode Island Tax Credit



With the Re-Build Rhode Island Tax Credit, if a real estate project cannot raise sufficient funding, or is at risk of locating in another state, Rebuild Rhode Island can fill the financing gap with redeemable tax credits covering up to 20%, and, in some cases, 30%, of projects costs.

- Minimum project cost of \$5 million
- Approved projects can be exempted from sales tax for construction materials, furnishings and equipment

### Rhode Island Streetscape Improvement Fund



The Main Street Rhode Island Streetscape Improvement Fund awards grants or loans on a competitive basis for improvements to our commercial districts.

- Includes; Sidewalks, new street furniture, way-finding signage, street lighting and building facades.
- \$300,000 in funding committed to 1 City Centre Development Project

### Warwick Real Estate Tax Stabilization



The City of Warwick has determined that Warwick Intermodal District, *City Center Warwick*, is a priority economic development opportunity for high-value, high-quality, mixed-use growth.

- 15 year real estate tax stabilization which applies to CityCenter





# RHODE ISLAND OVERVIEW

Rhode Island is packed with 400 miles of coastline including legendary Newport, sailing capital of the world and home to the famed Gilded Age mansions. Providence's celebrated restaurants, award-winning theatre and vibrant arts scene are enhanced by an elaborate river walk. Block Island's natural beauty beckons you to unwind. Whether you choose South County's pristine beaches, East Bay's magnificent coastal bikeway, footsteps through history in Blackstone Valley or shopping in Warwick, you'll experience authentic Rhode Island.

## By The Numbers - *Warwick, Rhode island*

Date of Incorporation: 1931

Population: 82,672

Total Land Area: 35 SQ. MILES

Coastline: 39 MILES

Golf Courses: 5

Parks & Playgrounds: 50+

State Park: GODDARD MEMORIAL

Airports: 1 (T.F. GREEN AIRPORT PVD)

Hotels, Motels & B&B's : 17

Hospitals: 1 (KENT HOSPITAL)

Libraries: 4

Museums: 3

Fire Stations: 8

Police Stations: 1

Beaches: 8  
(3 salt-water, 5 fresh-water)

Marinas & Yacht Clubs: 15

Destination Travel Time:  
PROVIDENCE, RI: 10 MIN.

BOSTON, MA: 1 HOUR

NEWPORT, RI: 30 MIN.

SOUTH SHORE BEACHES: 30 MIN.

CT CASINOS: 45 MIN.

CAPE COD, MA: 1 HOUR, 15 MIN.

NEW YORK CITY: 3 HOURS, 30 MIN.

