

# FOR SALE OR FOR LEASE



35 Wells Street  
Westerly, RI

\$16/SF NNN

Unit #1:

\$279,900

Unit #5:

\$199,900

- ◆ **Two Medical Office Condos**
- ◆ **Next to Westerly Hospital**
  - ⇒ **Unit 1 - 3,615 SF**  
**on ground floor**
  - ⇒ **Unit 5 with 2,165 SF**  
**on third floor**
- ◆ **Handicap access**
- ◆ **Ample off-street parking**
- ◆ **Zone P-15, Professional zone**

**Landlord to provide basic  
“Vanilla Box” to include:**

- 1) Four (4) perimeter walls taped & prime coated
- 2) Carpet allowance (TBD)
- 3) Drop ceiling (grid & basic 2x4 white tile) with basic HVAC duct work installed.
- 4) Electrical outlets installed to code in perimeter walls
- 5) Smoke detectors installed to minimum fire code standard, excluding interior partitioned areas.

(No interior partitions)

Credits negotiable for Tenant Improvements.

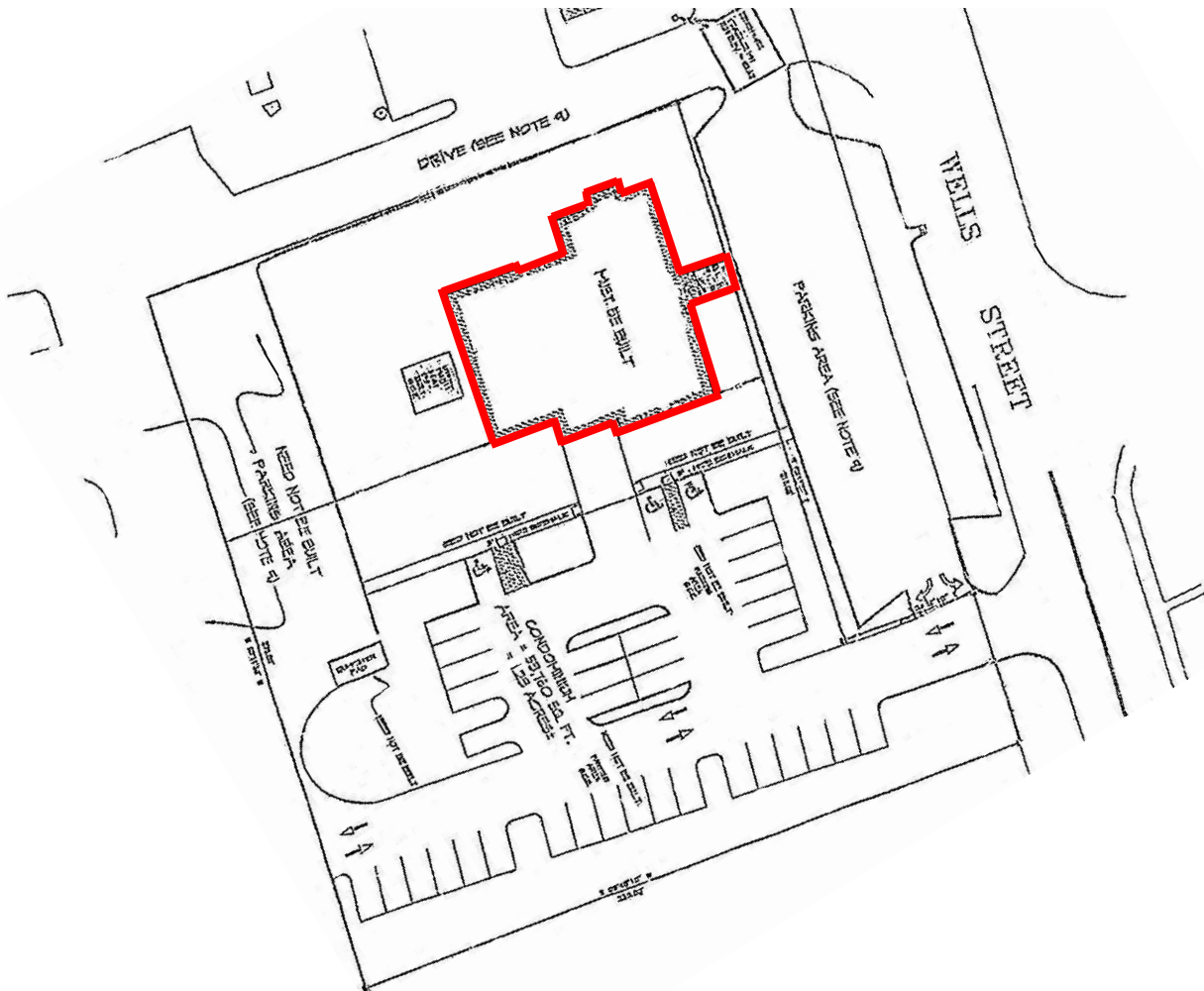


## PEQUOT COMMERCIAL

*Eastern Connecticut and Western Rhode Island's Preferred REALTORS*

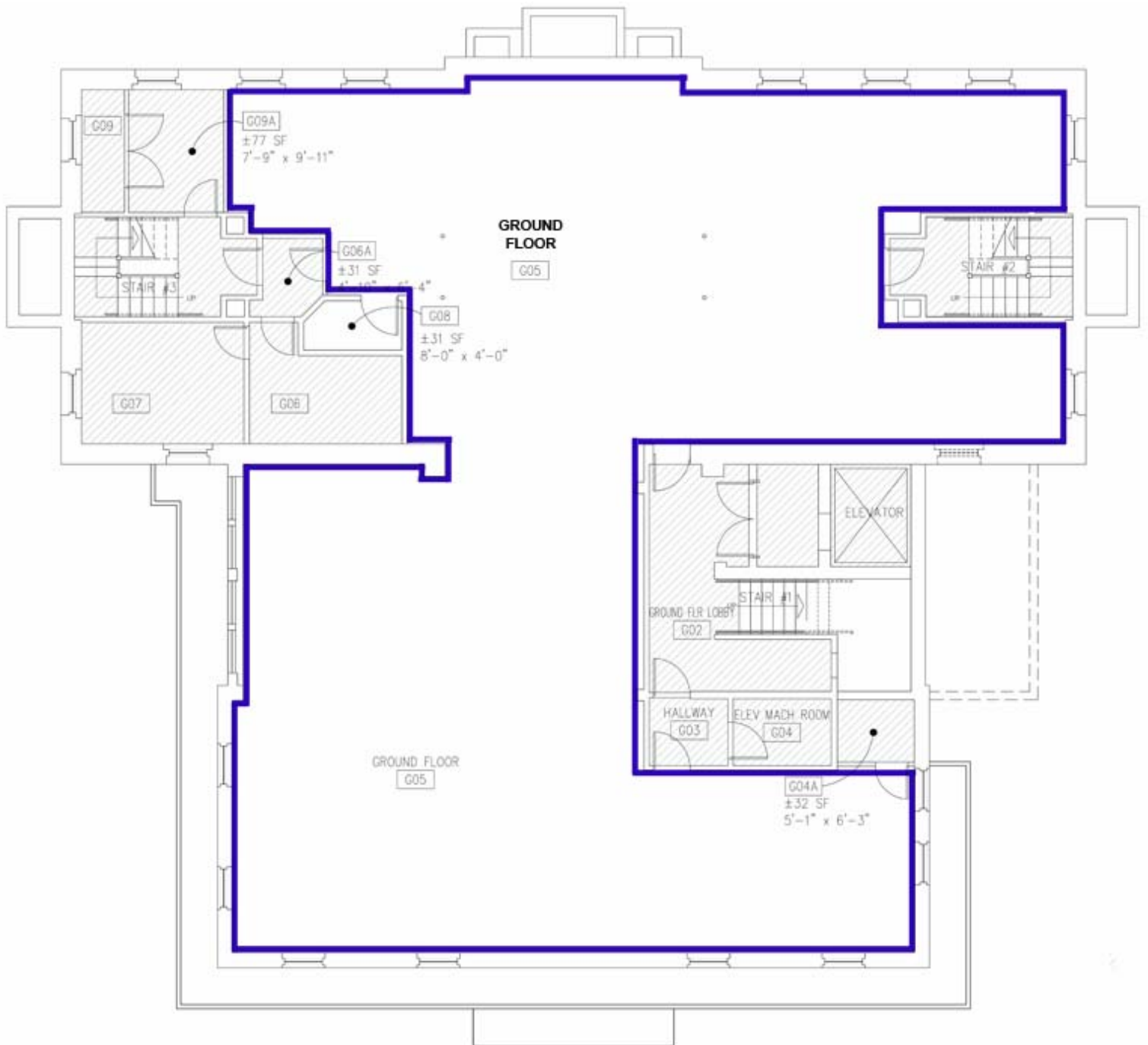
John Jensen, SIOR

860-447-9570 x131 • [jjensen@pequotcommercial.com](mailto:jjensen@pequotcommercial.com)



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

**Unit 1**  
**Ground Floor**  
**3,615sf**



**Unit 5**  
**Third Floor**  
**2,165sf**

