

OpenDoors Commercial Office Space

OpenDoors owns a three story residential and commercial space at 485 Plainfield in the Silver Lake neighborhood in Providence. The top three stories of the space consist of 19 units of section-8 housing which is specifically rented to individuals with criminal convictions, as well as a small amount of office space and lobby space on the first floor. The basement commercial office space, which is 4,920 square feet in its entirety, consists of an open plan area with up to 12 cubicles, one private interview room, two private offices, storage space, a kitchenette, two bathrooms, a computer lab, and a conference room/classroom. OpenDoors is interested in renting out part or all of the space, minus a small amount of storage space, which would consist of up to approximately 4,000 square feet.

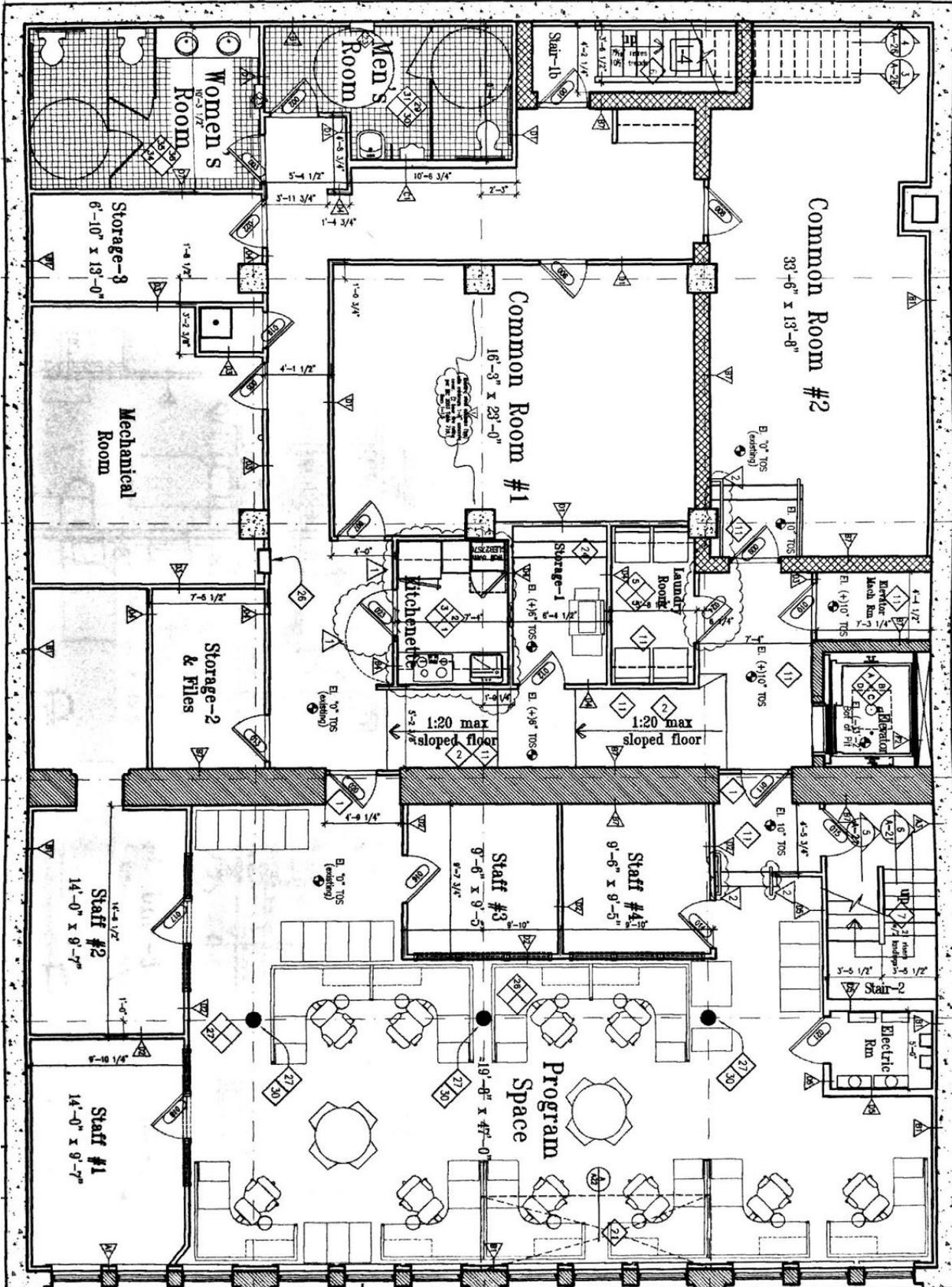


OpenDoors is looking for partners interested in arrangements that would include use of some or all of this space, depending on your specific needs. It is ideally looking for a partner that serves overlapping clientele, potentially in the addiction treatment, social services, counseling, or workforce development fields, so that services can be leveraged between the partners.

The space is attractive, comfortable, efficient, and fully outfitted. The space has polished concrete floors, high ceilings, and air conditioning and heat. It is fully handicapped accessible, with an elevator and entrance ramp. All lighting is motion sensor activated and the entire building meets LEED Golden building standards. The building is fully secured--there are video cameras and the office space is well separated from the rest of the building.

The shared office space would come with fully shared use of the networked phone and answering service, internet, and copy machine. There is also the potential for shared use of the front-desk and receptionist, and janitorial services are included. The communal kitchen includes a refrigerator, oven, electric range, and microwave.

OpenDoors is looking for rental rates of between \$1.00 and \$4.00/square feet depending on the type of arrangement you are interested in, which includes all the utilities and shared resources.



Common Room #2
33'-6" x 13'-8"

Common Room #1
16'-3" x 23'-0"

Storage-2
& Files
7'-5 1/2' x 7'-5 1/2'

Staff #2
14'-0" x 9'-7"

Staff #1
14'-0" x 9'-7"

Program Space
19'-8" x 47'-0"

Staff #3
9'-6" x 9'-5"

Staff #4
9'-6" x 9'-5"

Storage-3
6'-10" x 13'-0"

Mechanical Room

Kitchenette

Laundry Room

Men's Room
10'-3" x 13'-0"

Women's Room
10'-3" x 13'-0"

Electric Rm

Elevation Room
11' x 7'

Wash Room
7' x 7'

Storage-1

Stair-1b

Stair-2

Storage-2

Stair-1