



BRADY•SULLIVAN

P R O P E R T I E S



Commercial

# Tourister Mill Commercial Center

Brady Sullivan Properties is proud to be a part of the ongoing revitalization of Rhode Island's rich mill history. Our historic mill properties have been transformed into stunning, state-of-the-art mixed use communities with versatile floor plans and exceptional attention to detail creating an extraordinary showcase for your business.

The Tourister Mill waterfront project features 85,000 sf of commercial space along with the re-development and new construction of 290 state-of-the-art residential units, including parking for up to 750 cars. This newly renovated premier business address is conveniently located on Main Street at the northern end of Warren, just over the bridge from the affluent community of Barrington. This property was also the former home of the historic "American Tourister Luggage Company."

## Commercial Highlights:-

- Magnificent waterfront location
- Incredible restaurant and retail locations
- Turnkey office suites
- Free parking, approximately 750 spaces available
- Impressive ceiling heights and windows
- Southern and Westerly views of the water and sunset
- Waterfront space, post and beam, and beautifully redone floors

## Office Pricing:

From \$21.00/SF, plus utilities & janitorial

## Retail/Restaurant Pricing:

From \$30.00/SF, NNN - vanilla shell condition

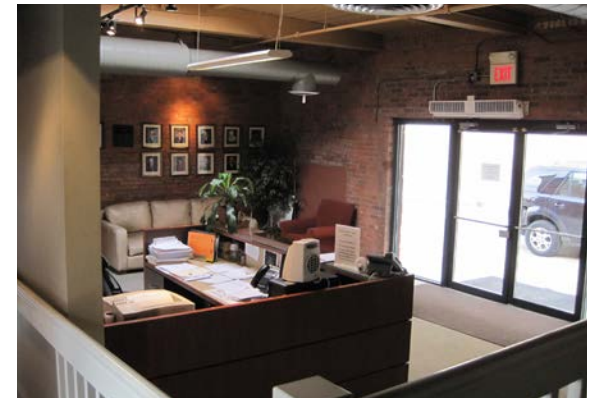
Ownership

Local Leasing Representation

**BRADY SULLIVAN**  
P R O P E R T I E S



Commercial



## Contact information:

# BRADY•SULLIVAN

P R O P E R T I E S

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Director of Commercial Real Estate

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President

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Executive Vice President

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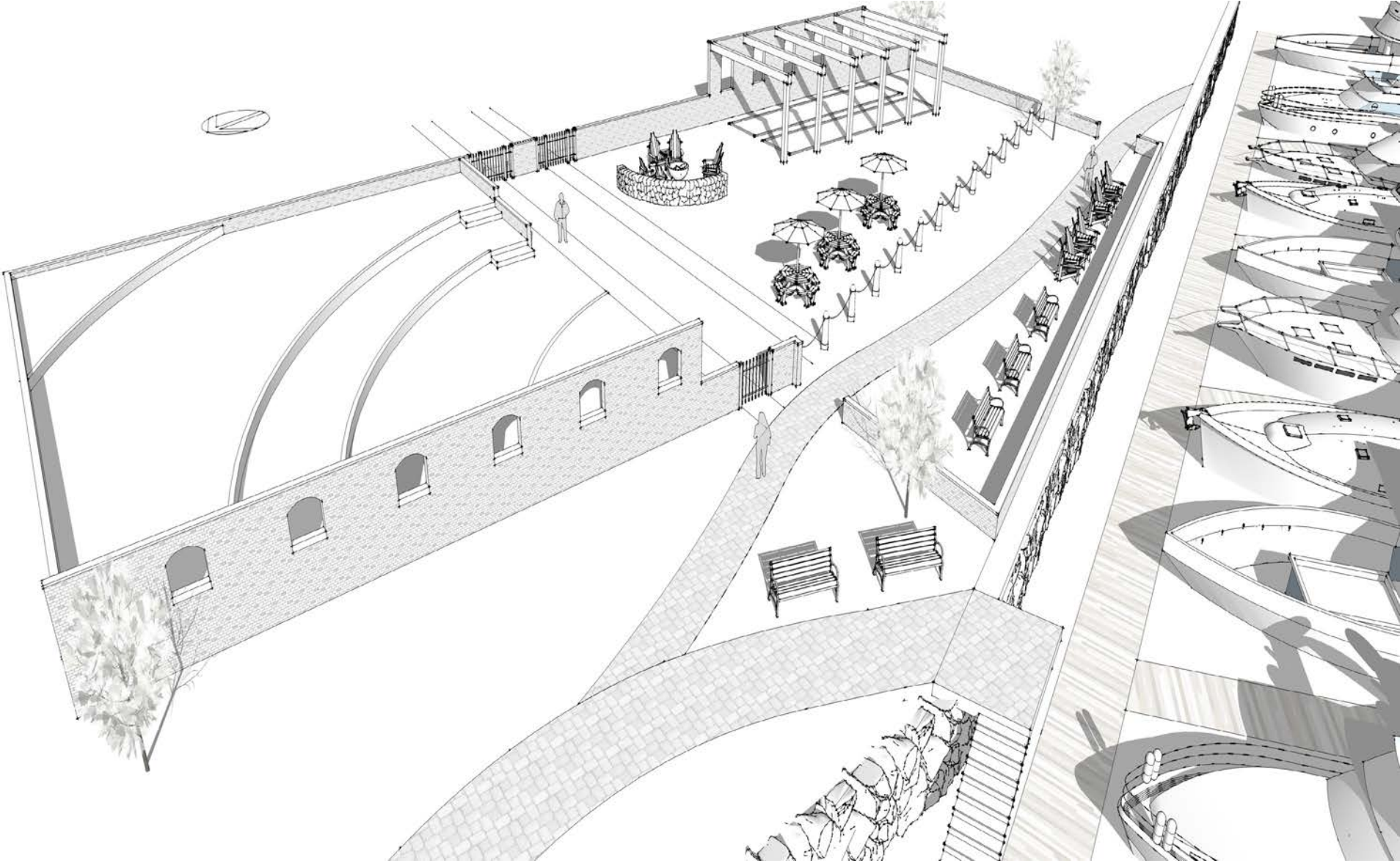
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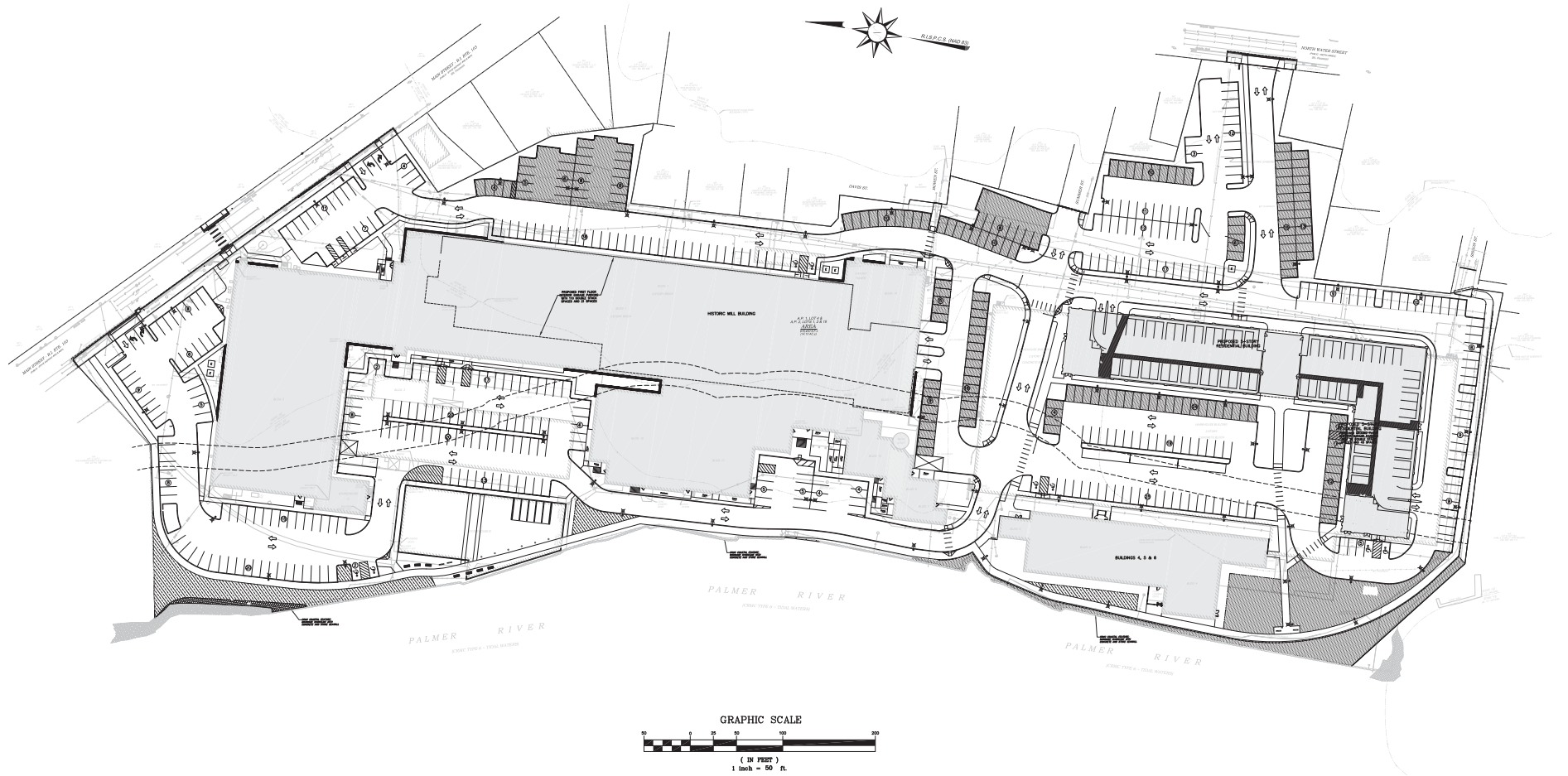
# Rendering #2



# Rendering #3



# Property Site Plan



**CROSSMAN ENGINEERING**

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 Warwick, RI 02886  
 Phone: (401) 738-5660

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**OWNER**

**TOURISTER MILL, LLC**  
 670 N. COMMERCIAL STREET  
 MANCHESTER, N.H. 03101  
 (603) 622-6223

**PREPARED FOR**

**BRADY SULLIVAN**  
 PROFESSIONALS

670 N. COMMERCIAL STREET  
 MANCHESTER, N.H. 03101  
 (603) 622-6223

**PROJECT TITLE**

**TOURISTER MILL**  
 ASSESSOR'S MAP 1, LOT 4  
 ASSESSOR'S MAP 2, LOTS 1,  
 2 and 19  
 ZONING DISTRICT: SPECIAL  
 DISTRICT AND  
 WATERFRONT OVERLAY ZONE  
 91 MAIN STREET  
 WARREN, RHODE ISLAND

**REVISIONS**

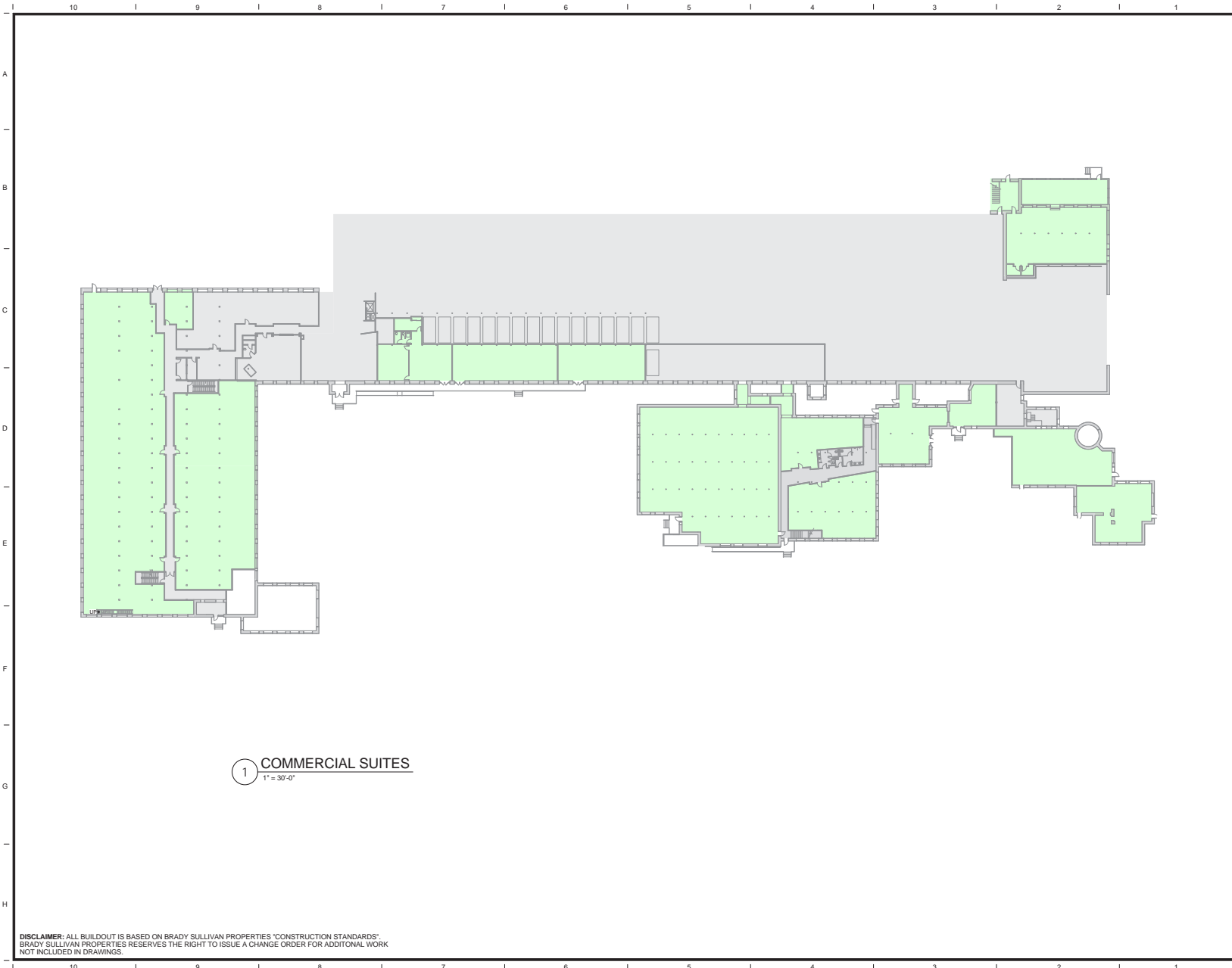
NUMBER	REMARKS	DATE
1	TOWN COMMENTS	10/31/14
2	RIDOT COMMENTS	5/1/15
3	RIDOT COMMENTS	5/20/15
4	CRMC COMMENTS	8/12/15
5	FINAL PLAN	9/9/15
6	CRMC COMMENTS	10/9/15
7	CRMC COMMENTS	11/23/15
8	CRMC PERMIT MOD.	8/24/17

**DRAWING TITLE:**  
**OVERALL SITE LAYOUT PLAN**

**DATE:** AUGUST 2014  
**DWG. NAME:** 1972-14-SB SITE 50 SCALE REV7.dwg  
**DRAWING NUMBER:** **C8.0**

**SCALE:** 1"=50'  
**SHEET:** 14 OF 61

# Building Overview



Brady Sullivan Properties  
670 N. Commercial Street  
Manchester, nh 03101  
603.622.6223



Owner  
**BRADY SULLIVAN  
PROPERTIES**  
MANCHESTER,  
NH

Project  
**AMERICAN TOURISTER**  
91 MAIN ST. WARREN, RI

Scale

Issues	Description

Revisions	Description

Drawing Title  
**COMMERCIAL  
SPACE**

Issue Date:	9-19-2017
Project No:	Scale: 1" = 30'-0"
Project Manager:	Production Leader:
Project Architect:	Peer Reviewer:

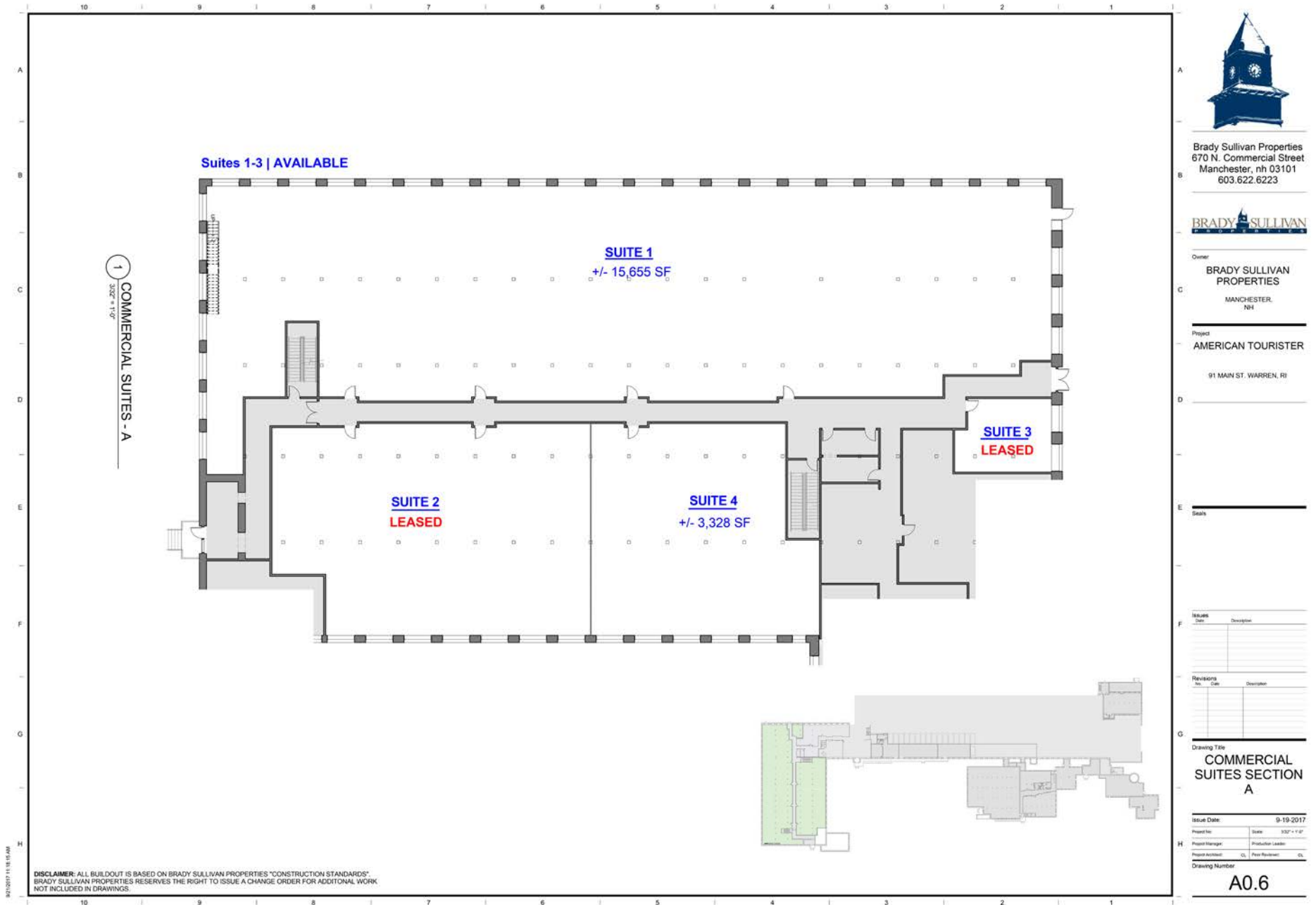
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# Commercial Suites | Section A



# Commercial Suites | Section B



Brady Sullivan Properties  
670 N. Commercial Street  
Manchester, nh 03101  
603.622.6223



Owner  
**BRADY SULLIVAN PROPERTIES**  
MANCHESTER, NH

Project  
**AMERICAN TOURISTER**  
91 MAIN ST. WARREN, RI

Seals

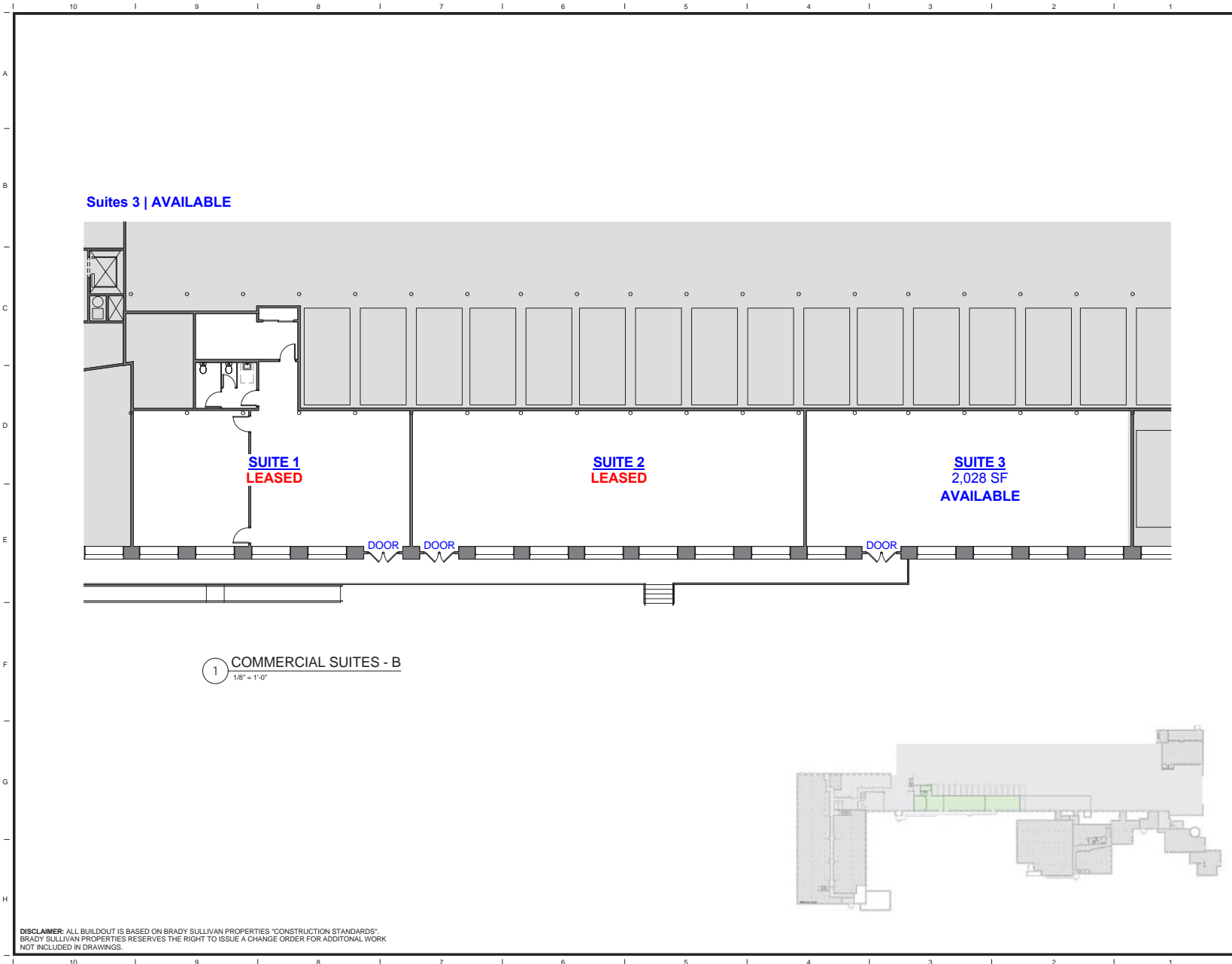
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Revisions	No.	Date	Description

Drawing Title  
**COMMERCIAL SUITES SECTION B**

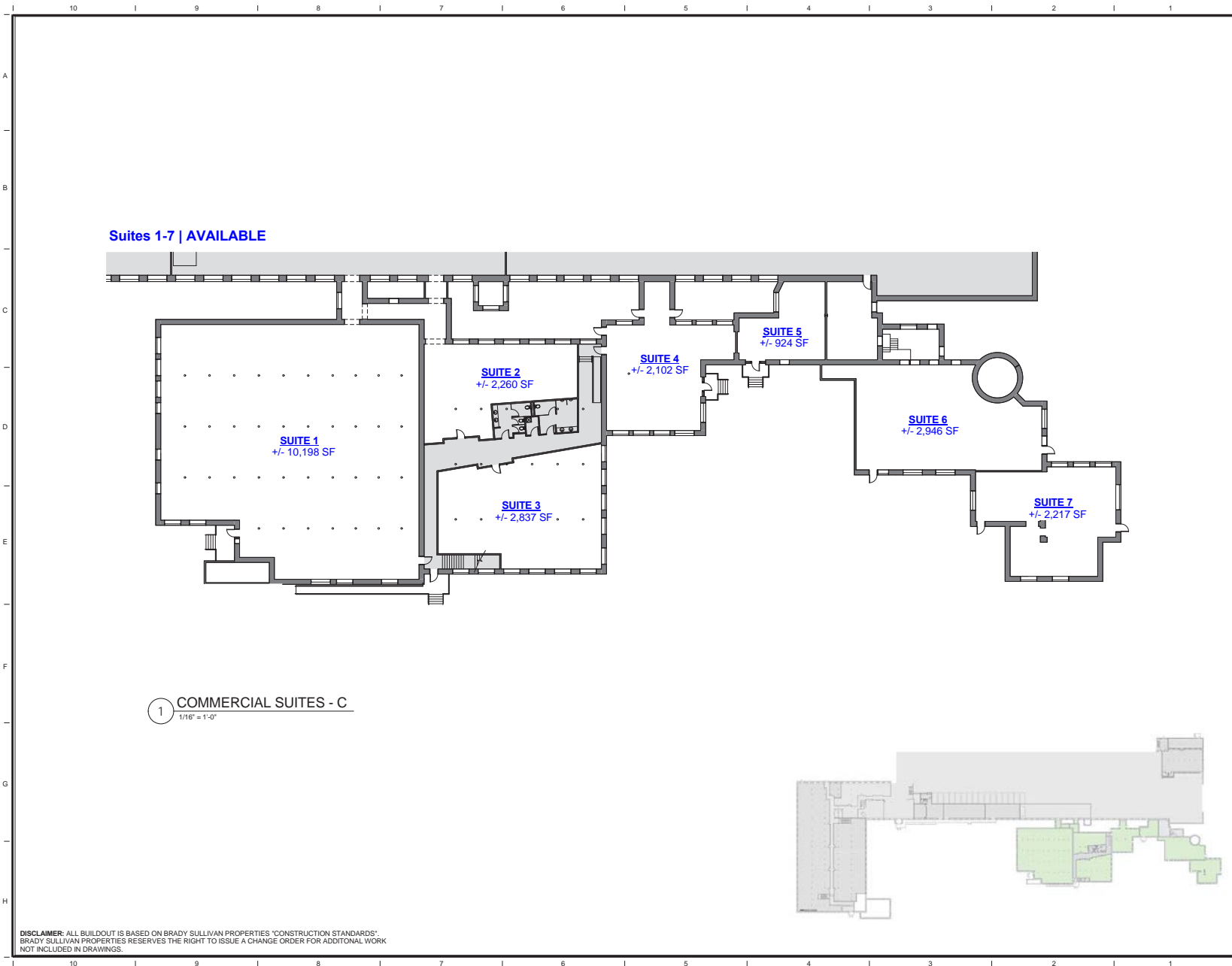
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Project Manager: Production Leader  
Project Architect: CL Peer Reviewer: CL

Drawing Number  
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# Commercial Suites | Section C



Brady Sullivan Properties  
670 N. Commercial Street  
Manchester, nh 03101  
603.622.6223



Owner  
**BRADY SULLIVAN PROPERTIES**  
MANCHESTER, NH

Project  
**AMERICAN TOURISTER**  
91 MAIN ST. WARREN, RI

Issue No.	Date	Description

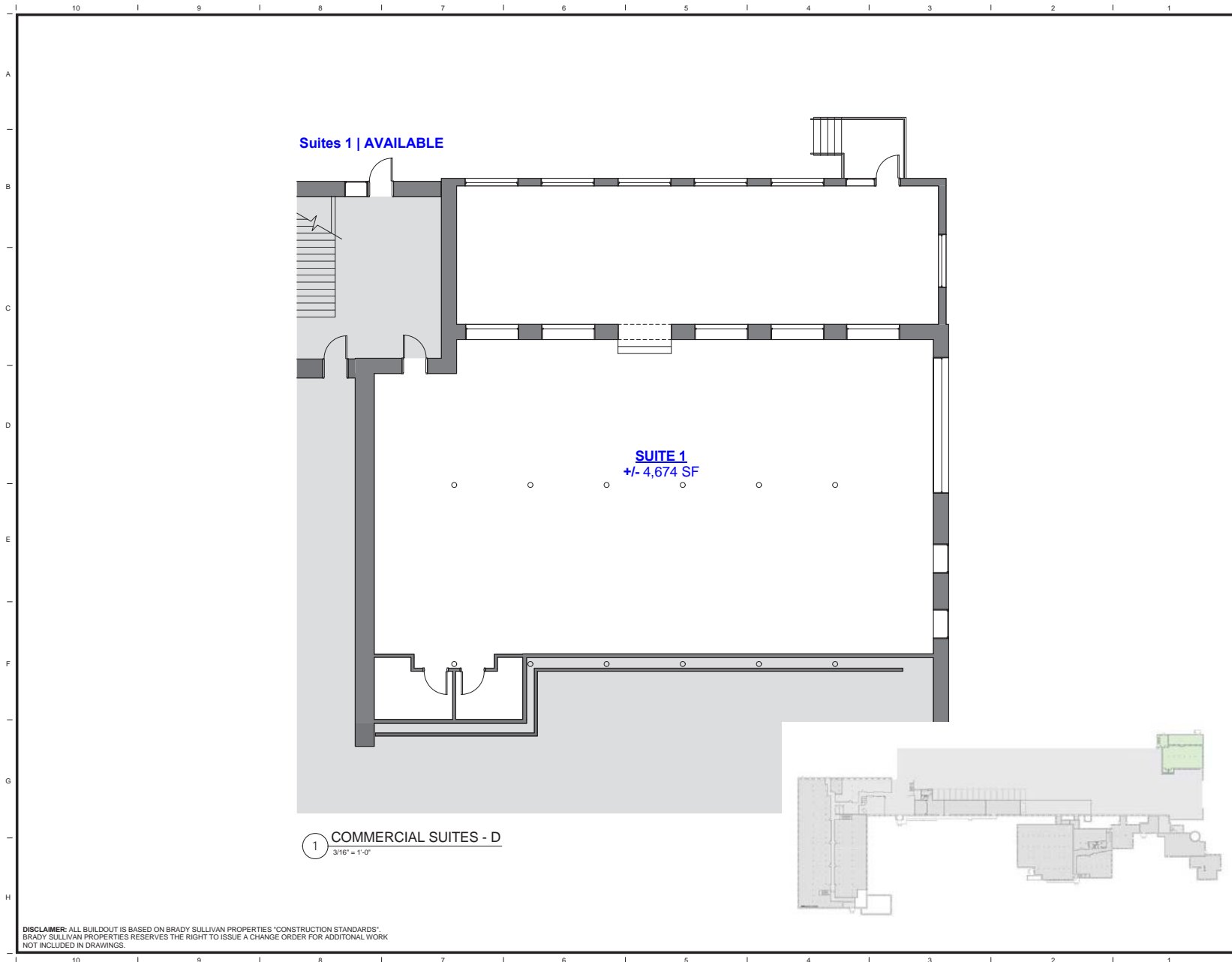
Revisions No.	Date	Description

Drawing Title  
**COMMERCIAL SUITES SECTION C**

Issue Date: 9-19-2017  
Project No.: Scale: 1/16" = 1'-0"  
Project Manager: Production Leader  
Project Architect: CL Peer Reviewer: CL

Drawing Number  
**A0.8**

# Commercial Suites | Section D



Brady Sullivan Properties  
670 N. Commercial Street  
Manchester, nh 03101  
603.622.6223



Owner  
**BRADY SULLIVAN  
PROPERTIES**  
MANCHESTER,  
NH

Project  
**AMERICAN TOURISTER**  
91 MAIN ST. WARREN, RI

Seals

Issues	Date	Description

Revisions	No.	Date	Description

Drawing Title  
**COMMERCIAL  
SUITES SECTION  
D**

Issue Date: 9-19-2017

Project No: \_\_\_\_\_ Scale: 3/16" = 1'-0"  
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Project Architect: CL \_\_\_\_\_ Peer Reviewer: CL \_\_\_\_\_

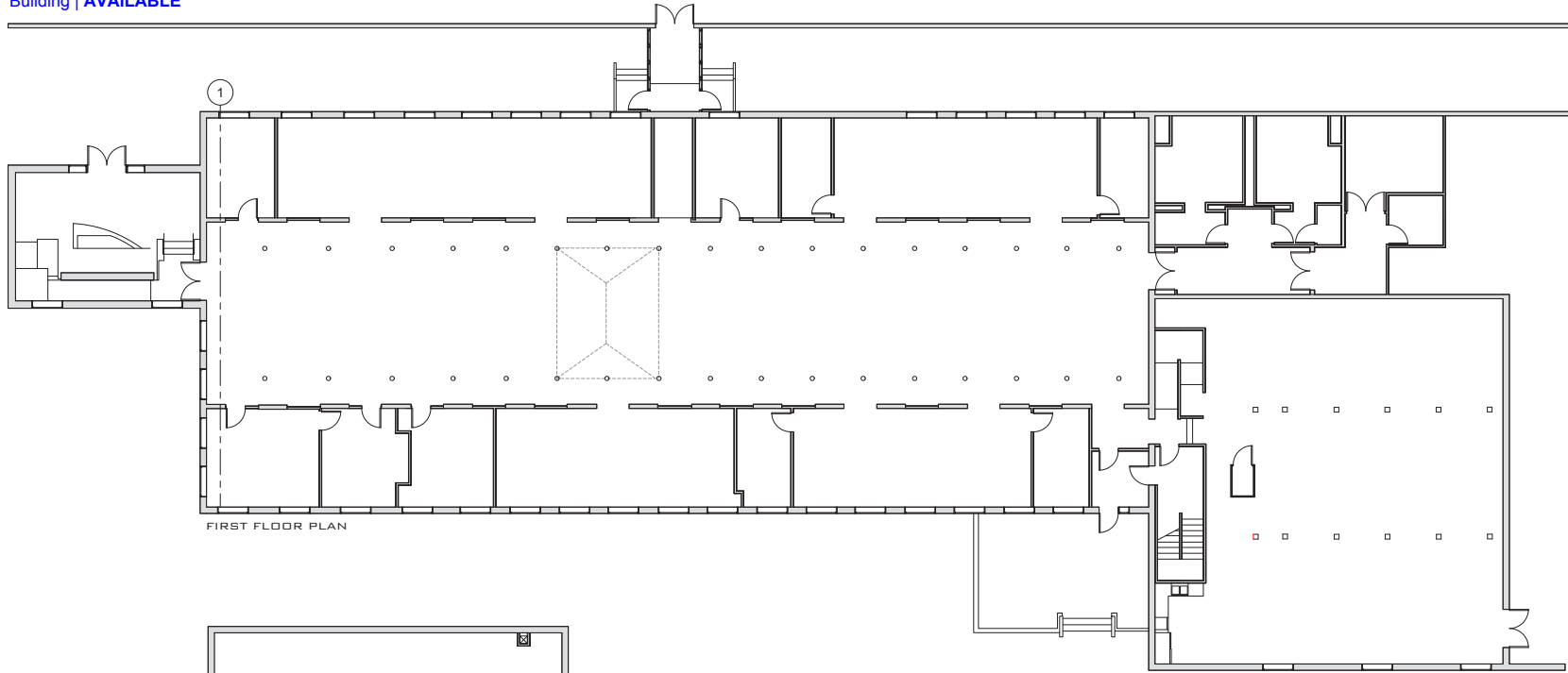
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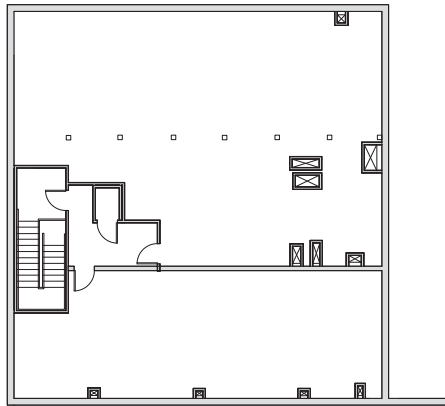
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# Commercial Suites | Section E

Building | AVAILABLE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**BRADY SULLIVAN**  
PROPERTIES  
670 N. COMMERCIAL ST.  
MANCHESTER, NH 03101  
P: 603.832.7342  
WWW.BRADYSULLIVAN.COM

**AMERICAN TOURISTER**  
WARREN, RHODE ISLAND

NO.	DESCRIPTION	DATE

**EXISTING FLOOR PLANS**

PROJECT NAME	ISSUE DATE
ISSUE NO.	SCALE
PROJECT NO.	PROJECT NUMBER
DATE	APPROVER
AUTHOR	CHECKER

**A1.01**

1/8" = 1'-0"

# BRADY SULLIVAN

P R O P E R T I E S

\*All information is believed to be accurate at the time of printing. This brochure is subject to errors, omissions, change of price, rental or other changes.

