







Precedent Images

Exterior Facade



Precedent Images

Workspaces: Common Areas



Precedent Images

Workspaces: Workstations and Collaboration Spaces







Precedent Images

Toy Museum

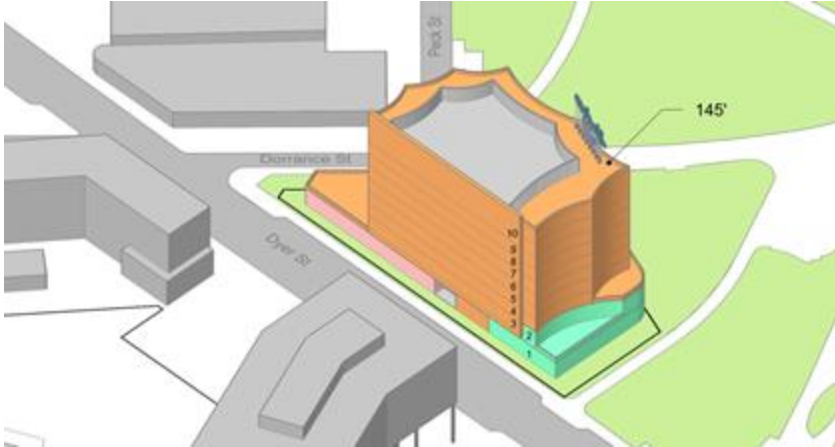


The Strong National Museum of Play
Rochester, NY

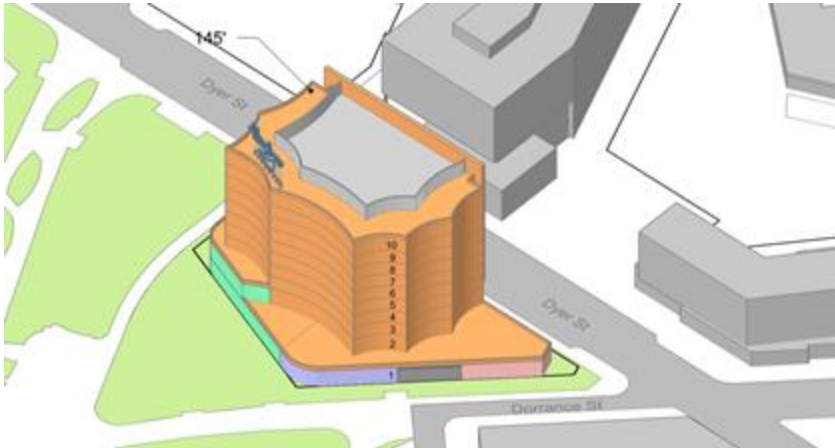
Young V&A (toy/children's museum)
London, UK








Massing and Program Summary



Aerial View from SW



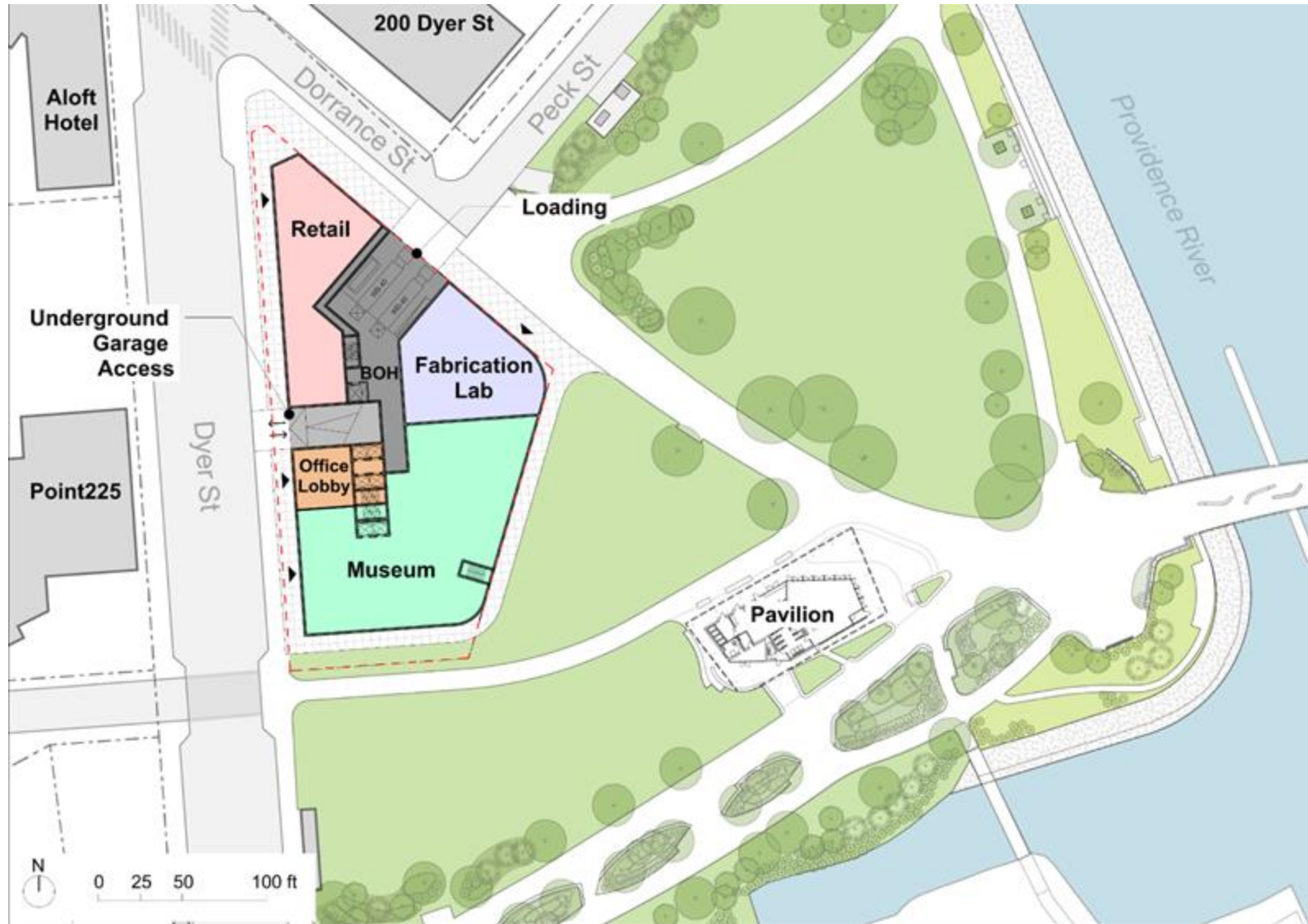
Aerial View from NE

	Gross Floor Area	
	Low	High
Office (Levels 2 - 10)	180,000 sf	240,000 sf
 Lab (Ground)	5,000 sf	8,000 sf
 Museum (Levels 1 - 2)	20,000 sf	25,000 sf
 Retail (Ground)	5,000 sf	8,000 sf
 Back of House (Ground)	5,000 sf	5,000 sf
 Total	215,000 sf	286,000 sf

	# Parking Spaces	Gross Floor Area
Parking (2 underground levels)	150	73,000 sf

Floor Plans

Ground Floor



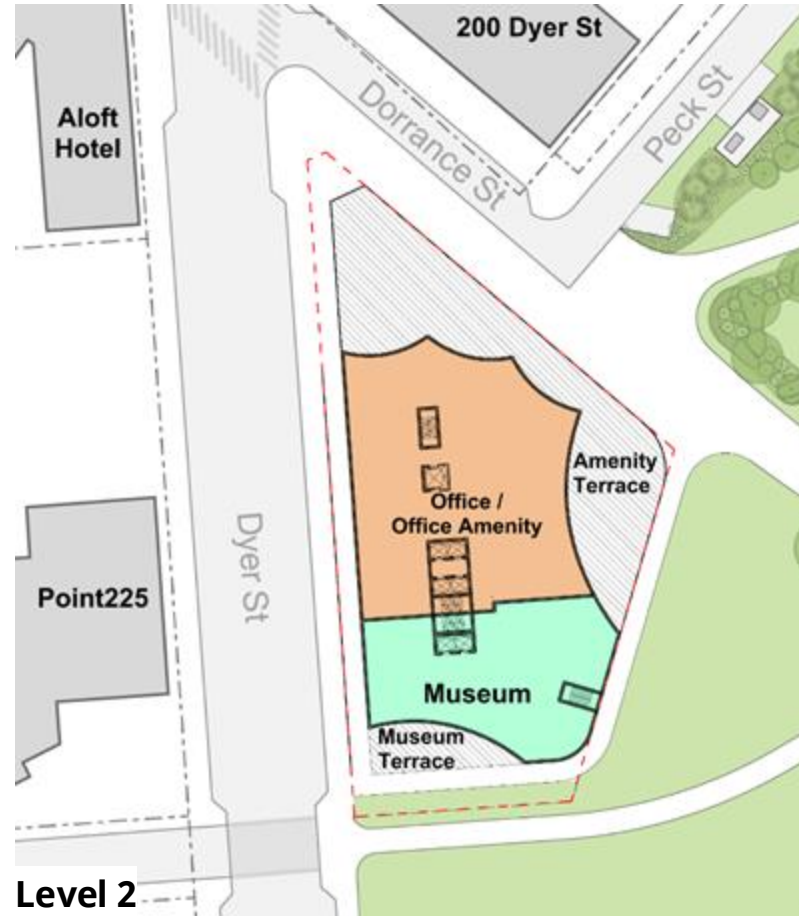
- Retail, office lobby, museum entrance along Dyer St
- Fabrication lab accessed from NE face of ground floor
- Underground garage accessed from Dyer St
- Loading from Peck St

- Office
- Lab
- Museum
- Retail
- Back of House
- Parking

Floor Plans



- Office
- Museum
- Back of House
- Lab
- Retail
- Parking



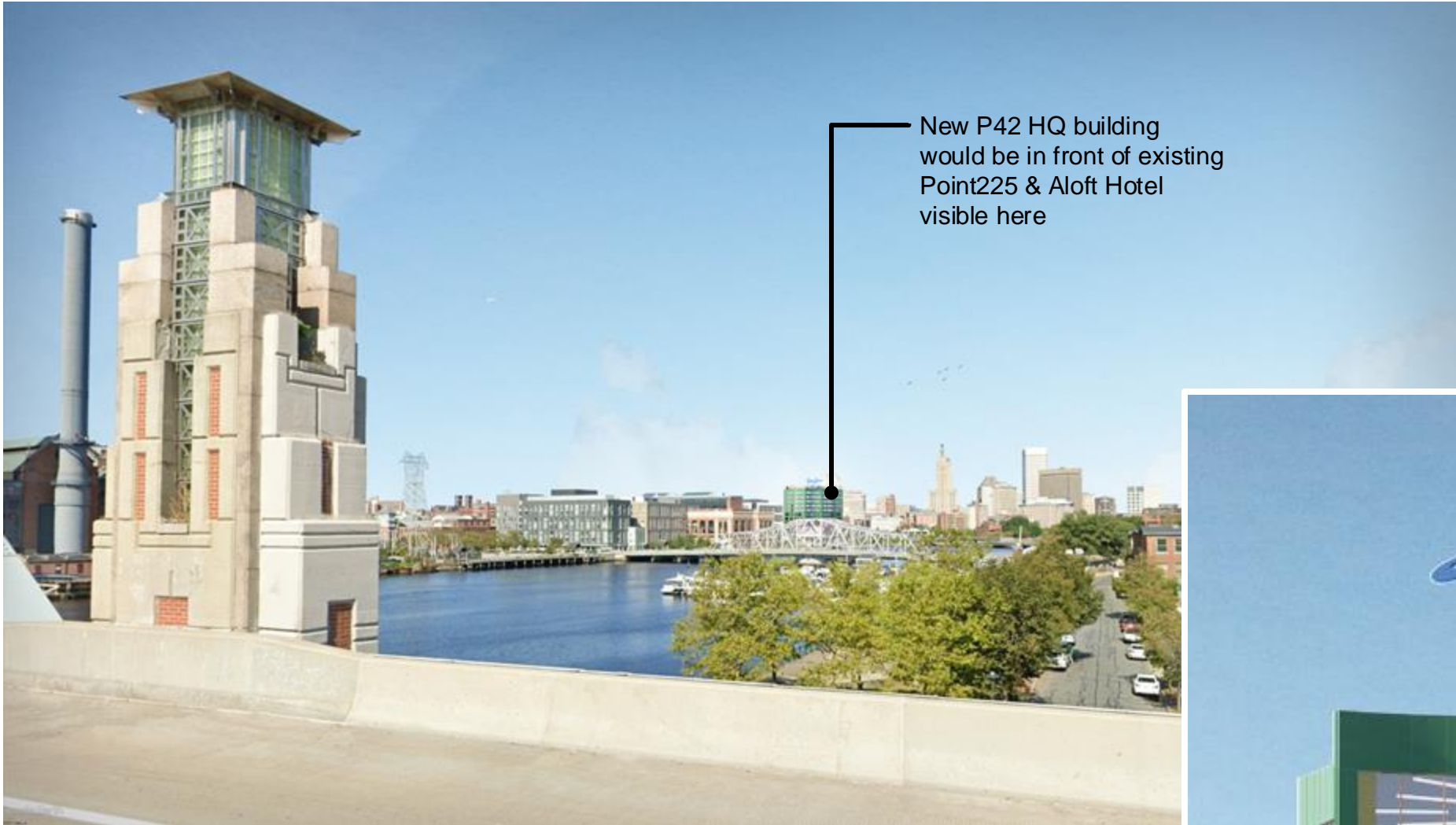
- Office space with outdoor terrace overlooking District Park and Providence River for potential cafeteria and other outdoor amenity uses
- Museum with outdoor terrace overlooking District Park



- 8.5 levels of office space (Levels 3-10 and part of Level 2)
- Typical floor plate size can range from 20,000 sf to 28,000 sf depending on programmatic needs

Visibility from I-195

View from I-195 westbound



New P42 HQ building
would be in front of existing
Point225 & Aloft Hotel
visible here



Proximity & Access

From Parcel 42

Parcel 42 has access to the city and the region by foot, bike, micromobility devices, bus, train, and car.

Downtown Transit Connector (DTC) Stop

150 ft / 1 min walk

DTC Frequency: approximately every 5 minutes during peak times

Train Station

0.7 miles / 16 min walk

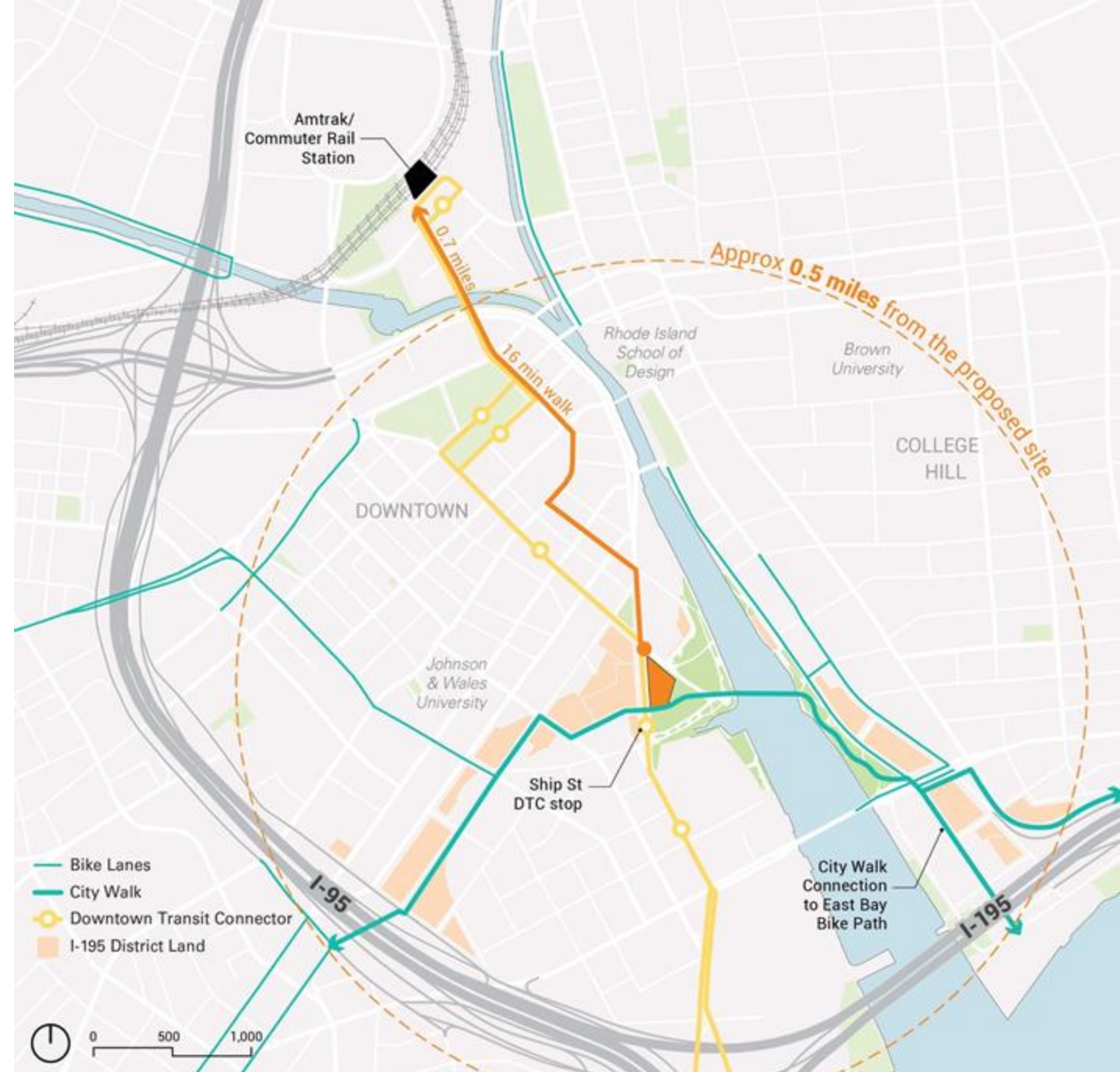
Highway Access

0.7 miles to I-95 NB

0.8 miles to I-95 SB & I-195 EB

Parking Access

Over 2,300 parking spaces within 2 blocks



District Amenities

Within 15-minute walk:

- 20 coffee shops
- Over 50 restaurants and bars (including 4 2024 James Beard Award Nominees)
- 5 daycares
- 3 grocery stores
- 7 fitness/yoga studios

Adjacent to 7-acre **195 District Park** with over 150 annual events

Over **1,000 housing units** built or in the pipeline



Innovation Economy

Venture Café (225 Dyer):
Free weekly programming
focused on growing the
innovation ecosystem

Cambridge Innovation Center
(CIC) Providence (225 Dyer):
Over 250 companies and
900 workers

Thousands of life science jobs
existing or forthcoming within
2 blocks of site

15-minute walk to leading
institutions such as
RISD and Brown

Over **18,000 students** within 15-
minute walk



BROWN



