

THE STATION ROW GAZETTE

Providence, RI

Free

Est'd 2018

LIFE *on* TRACK

*Unbelievable canal-side
apartments right next to
Providence Station*

Continued on A6



STUDIOS, 1, 2, AND 3 BEDROOM HOMES

with all the bells & whistles

Welcome to Station Row. Located right next to the iconic Providence Station, this stunning new apartment community offers an unmatched lifestyle in the heart of Providence. With the city's most active and culturally rich neighborhoods just a short distance away, there is no better place to live in the Renaissance City. Not only that—you are minutes away from the train station, making it one of the easiest places in Providence to catch a train to the rest of America.



A2 THE BELLS & WHISTLES
Amenities designed to fit your
lifestyle.



A6 LIFE AT STATION ROW
One day in the middle
of the action



A8 THE NEIGHBORHOOD
In the heart of the
Renaissance City

THE BELLS & WHISTLES

Roof deck – Skyline views – Outdoor patios – Pet friendly

The amenities at Station Row were designed to support and foster an active, socially connected, and fulfilling life. There are gathering spaces to meet up with neighbors and guests; furnished outdoor patios for impromptu summer barbeques; powered

workbars for getting things done while you're off the clock; even a rooftop deck with skyline views spanning College Hill and Downcity Providence. No matter how you look at it, living here is like living in first class.

BUILDING AMENITIES

- Community room with full kitchen, work & game areas, TV and fireplace
- Rooftop deck with views of College Hill and Downtown Providence
- Outdoor patio with grills and an outdoor fireplace
- Powered work bars overlooking the Riverwalk and Roger Williams Memorial Park
- Secure Smart Package Room
- Electric Vehicle (EV) charging stations
- Covered garage parking
- SafLok™ building entry system linked to video intercoms
- After-hours concierge service
- LEED certified for environmentally friendly living
- Pet spa



Get Your
**FREE
WIFI**

Now in all amenity
spaces at Station Row



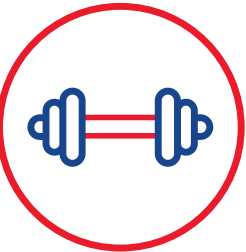
Fix it!
Tune it!
Build it!
Ride it!

AT OUR SELF-SERVICE
Bike Workshop
LOCATED IN 1ST FLOOR GARAGE

NOMORE
**DIRTY
PAWS!**

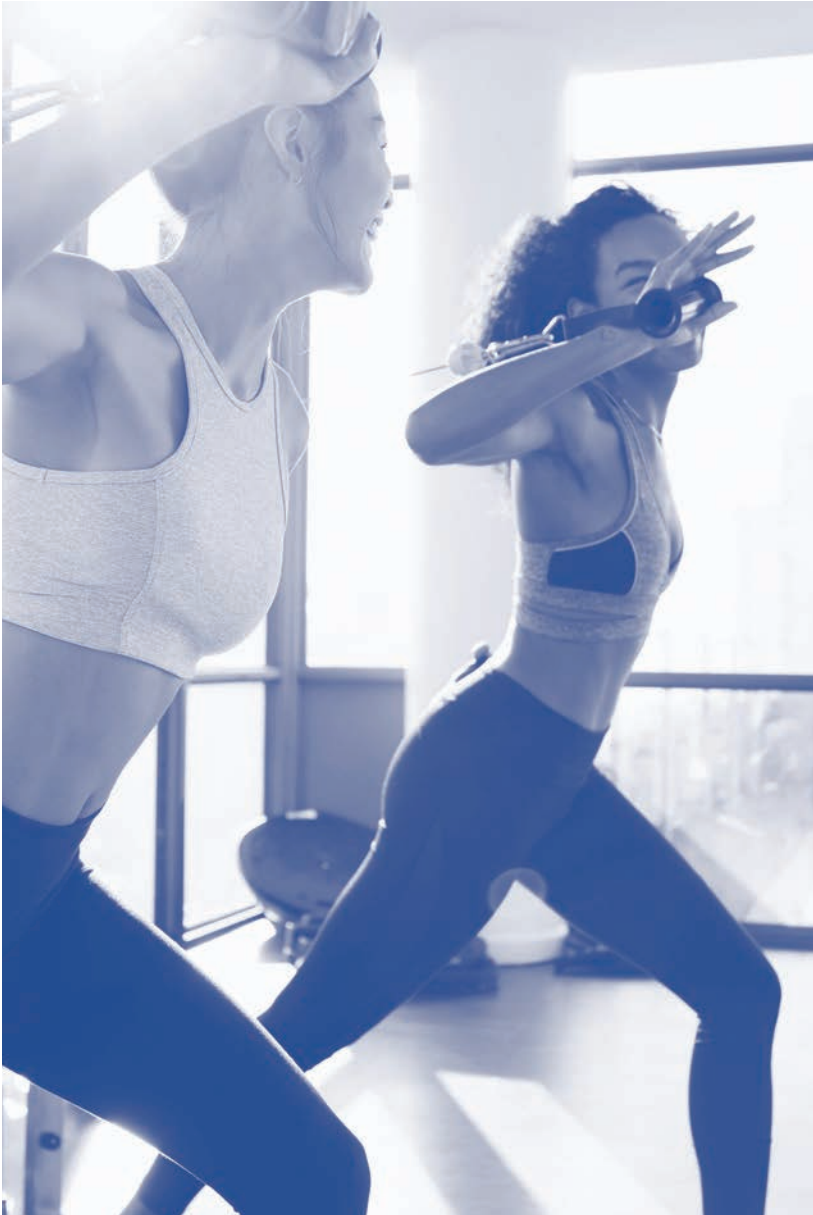


Station Row is **PET FRIENDLY**
with a Pet Spa



GET PUMPED

Built to foster, support, and encourage an active wellness-focused lifestyle, this modern apartment community has created a **full-service fitness center** for its residents—with **TV-mounted cardio machines**, punching bags, and plenty of free weights. There’s even a yoga & spin studio with **Fitness On Demand™** virtual classes.



A DECKED OUT ROOF

At dusk, grab a few friends, food, and a few drinks and head up to the **roof deck**. Settle down on our relaxing outdoor lounge furniture, put on your favorite song and soak in **stunning views** as the sun sets on the Renaissance City skyline—from College Hill to Providence Place and Downcity.



MEET, GREET, & RETREAT

Station Row is a community, not just a place to live. Meet up with your neighbors and make new friends in the community room stocked with a **full entertainment kitchen, work and game areas**, a TV, and a fireplace. Cool evening? Bring your friends out onto the **open-air patio**, light a blaze in the fireplace, and throw some kabobs on the grill.



LIVING IN STYLE

Oversized windows – High ceilings – Top-of-the-line appliances

Come tour your new home. Revel in your 9 foot ceilings, bathed in natural light from oversized windows that frame stunning views of the Providence skyline. Cook in luxury with a state-of-the-art open-concept kitchen, stainless steel appliances

and premium quartz countertops. Best of all, you can live without worry—Station Row's cutting edge fire protection system and video access intercoms will let you settle down without a worry on your mind.

APARTMENT FEATURES

- Oversized windows with bright natural lighting
- Soaring 9-foot high ceilings
- Breathtaking views of the Providence skyline: the State House, Roger Williams Memorial Park, and College Hill*
- Generous closet space
- In-home washer & dryer
- Bathroom(s) finished with tile flooring and tub surrounds
- Video intercom
- Convenient valet trash service
- 100% smoke free
- Plank flooring in kitchen and living room
- Premium quartz kitchen countertops
- Stainless steel kitchen appliances
- Self-closing wood cabinetry in two tones
- Moveable kitchen islands*
- Pull-down kitchen faucet
- Externally-ducted kitchen exhaust
- State-of-the-art fire protection system

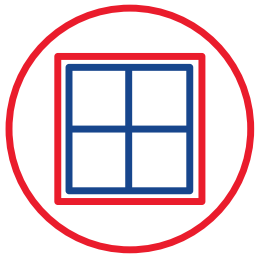
**In select homes*



COOK LIKE A CHEF

Every home at Station Row comes with a top-of-the-line kitchen setup, with premium **quartz countertops**, self-closing cabinets, some moveable kitchen islands, and **stainless steel appliances**. Now all you're missing is the Michelin rating...





SETTLE DOWN

When you live here, you'll look forward to coming home every day. **Oversized windows** let bright natural light into your spacious **high-ceiling** living space, while offering **amazing views** of the Providence skyline*. Generous closets and in-home **washer/dryers** make life here a breeze.

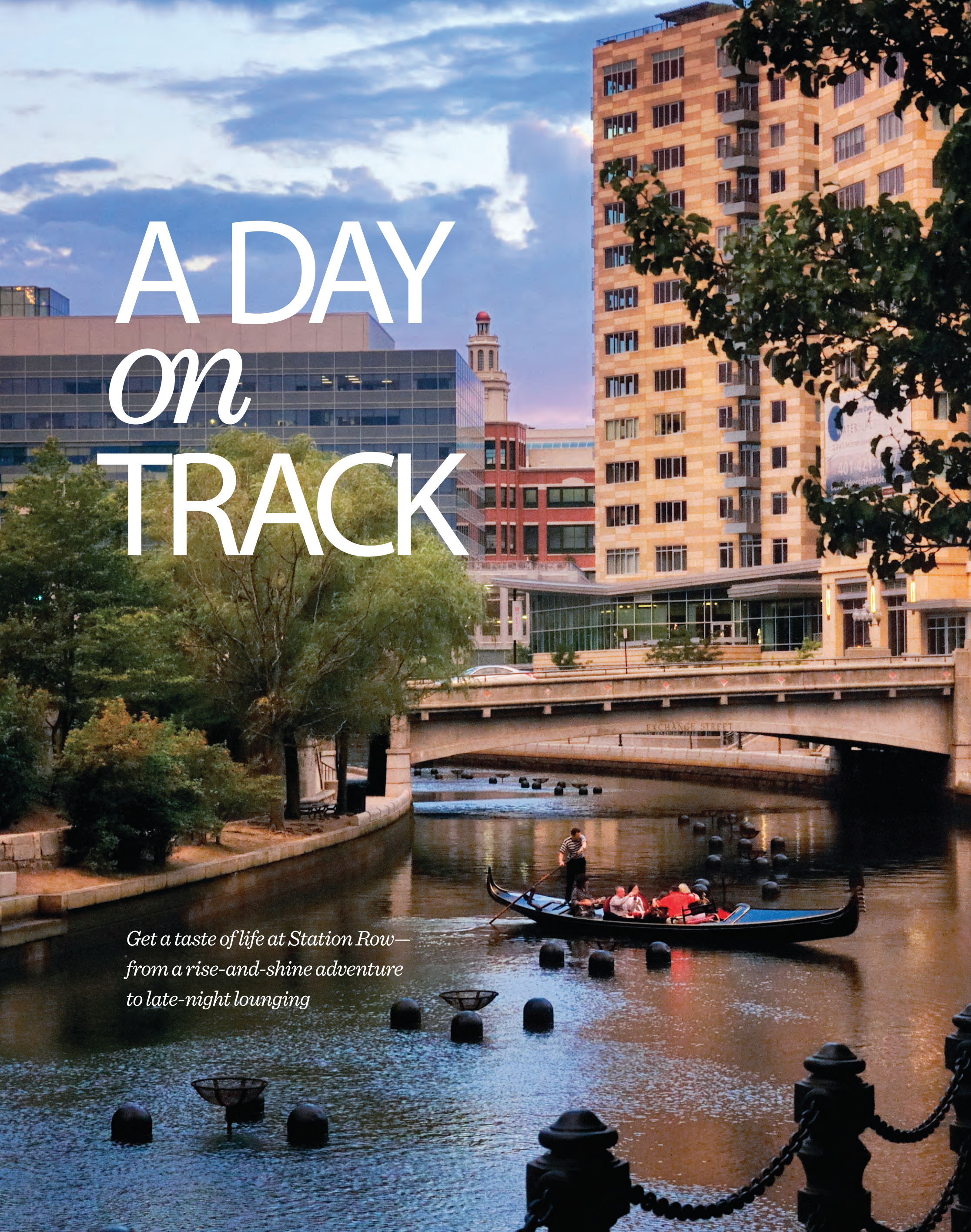


IT'S ALL TAKEN CARE OF

Video intercoms let you screen all visitors. The **valet trash service** means you never have to go looking for some dark dumpster late at night. **State-of-the-art fire protection** in every room means you can live worry-free.

A DAY *on* TRACK

*Get a taste of life at Station Row—
from a rise-and-shine adventure
to late-night lounging*



THE PERFECT DAY IN PROVIDENCE

☀ Morning

START YOUR DAY RIGHT

Get awakened by sunlight streaming in through your oversized bedroom windows. Make some coffee in your open-layout kitchen, and start your day with breathtaking views of the canal that runs right by our building. Poor weather calls for a **Fitness On Demand™** class in our dedicated workout studio.

☀ Noon

A RIVERSIDE LUNCHEON

Meet up with some friends for an amazing riverside brunch at **Café Nuovo**, just a few blocks away from your front door. With an attentive staff, beautifully prepared dishes, and an unbeatable view, this waterfront restaurant is perfect for showing off your new neighborhood.



🍴 Dinner

A FOODIE'S STROLL DOWN FEDERAL HILL

Long considered one of the best places in New England to get authentic Italian cuisine, Atwells Ave on Federal Hill is teeming with historic eateries, seafood shops, pizzerias, and pastry shops. Our recommendation? Grab some pasta at **Andino's** and finish it off with a famous almond cupcake from **Scialo Bros Bakery**.

🍷 Drinks

DOWNCITY DRINKS

Once you've eaten your fill, make your way downcity, where bars, restaurants, theaters, culture, and nightlife take over the streets after sunset. For a tasteful pub experience, check out the **GPub**, a downcity modern gastropub that specializes in seasonal craft cocktails and heartwarming foods.

THERE'S A REASON THEY CALLED IT "PROVIDENCE"...

🌃 Late Night

SETTLE DOWN

After a long night, the best way to wind down is with a few friends around a fire. Head back to Station Row and settle down on the outdoor patio with a cup of hot chocolate, a roaring fireplace, and a few close friends to chat the night away. When it's finally time to retreat, head back to your beautiful modern apartment... and get ready to do it all over again.



DOWNCITY PROVIDENCE
Gondolas guide tourists
through the canals downtown



Be a part of the RENAISSANCE CITY

*Old New England charm meets the modern city
with direct access to Boston & NYC*



Excellent Transit
Transit Score®: 75



"Very Walkable"
Walk Score®: 84



Bikeable
Bike Score®: 68



Central Location
3 Distinct Neighborhoods

Ever since the day it was established in 1636, Providence has been a place of unbridled self-expression and ingenious tenacity. Founded by a man fleeing from religious persecution in the Massachusetts Bay Colony, Providence, from day-one, has been a place of liberty, industry, and creativity.

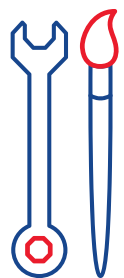
In the 1800s, Providence was one of the first American cities to industrialize, earning its nickname, "the beehive

of industry"—a status that quickly made Providence a major economic focal point on the East Coast.

In the 20th Century, as the world shifted toward more service-based economy, the old industrial warehouses started getting taken over by a new kind of culture: the Rhode Island School of Design (RISD) and Brown University brought in a whole world of intellectuals and creative spirits, who quickly made Providence a cultural hotbed

for everything from art galleries to live performance.

Today, Providence is in the midst of another renaissance—one rooted in timeless sensibilities that the people of Providence have embraced for decades: farm-to-table eateries, intimate coffee shops, world-class shopping, and five-star cultural institutions have made Providence the most livable small city in the East—while earning the city a new nickname: "the Creative Capital."



*From the Beehive of Industry...
TO THE*
CREATIVECAPITAL!

*The home of RISD, BROWN UNIVERSITY,
PROVIDENCE PLACE, and the
world-famous WATERFIRE FESTIVAL*

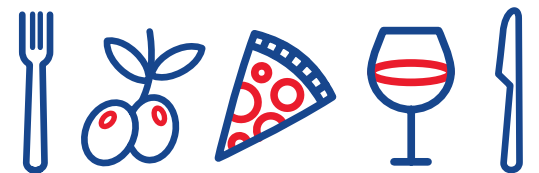
VISIT PROVIDENCE TODAY!

They don't call it
"The Ocean State"
for nothing...



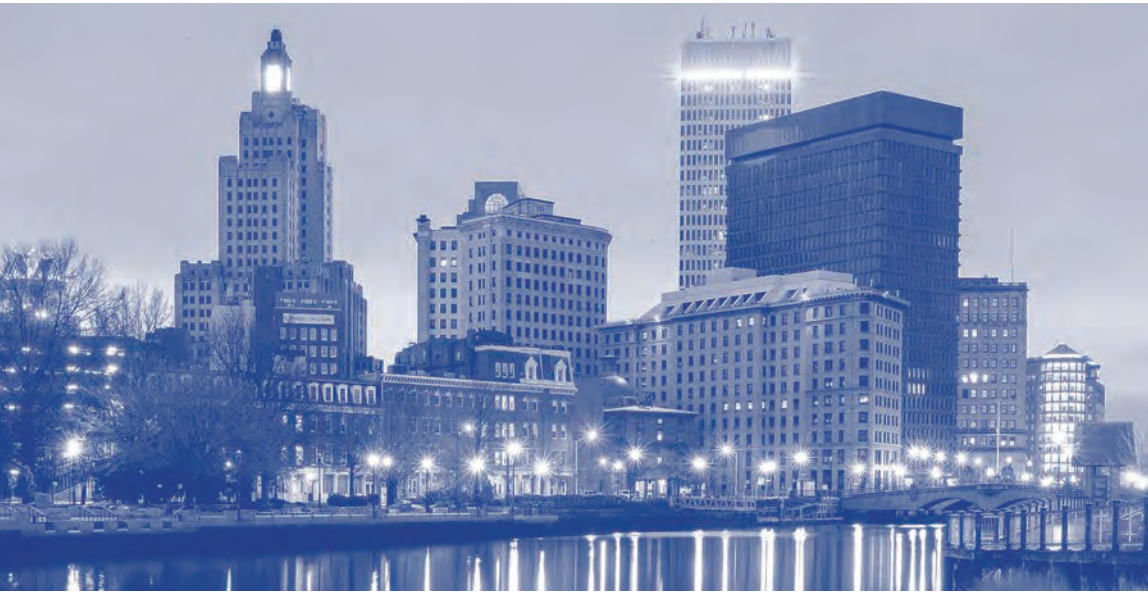
Visit Rhode Island's Beaches

Authentic ITALIAN CUISINE



COME EXPERIENCE A FOODIE PARADISE IN

Federal Hill
★★★



WE'LL TAKE YOU DOWNCITY
The historic center of Providence, Downcity is a walkable The historic center of Providence, Downcity has an easily accessible urban cityscape made up of beautiful 19th Century commercial buildings, meticulously restored to house the city's richest concentration of arts and culture, with theaters, hotels, convention centers, boutiques, restau-



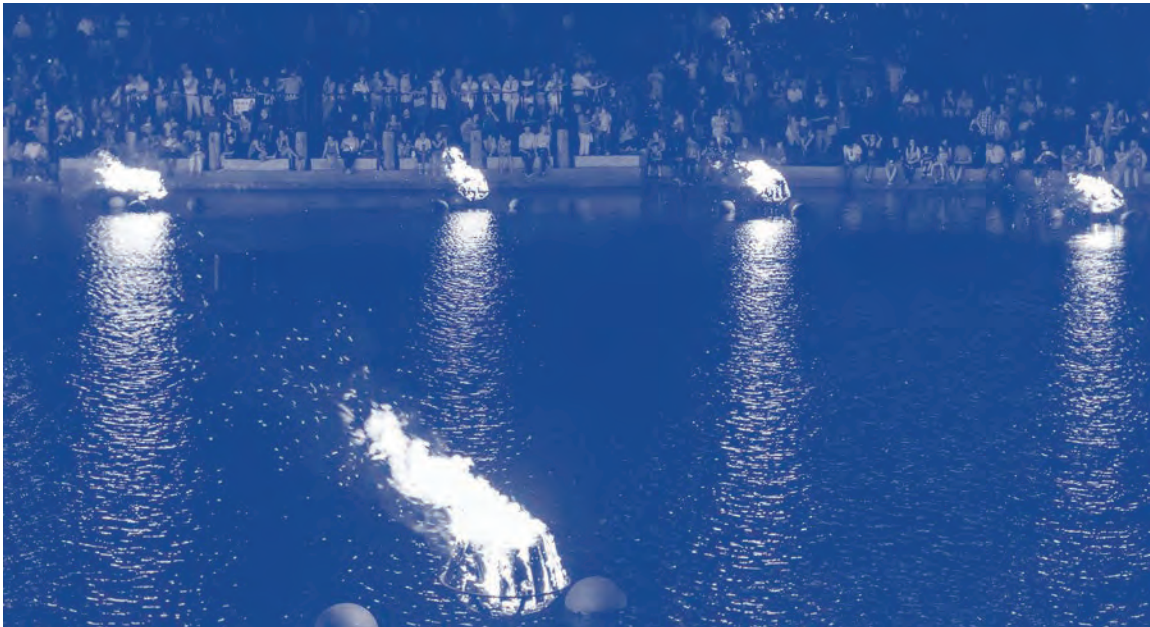
UP ON COLLEGE HILL
Just over the river, less than 3 minutes away, is Providence's most artistic and intellectual neighborhood: College Hill. Home to Brown University and RISD (The Rhode Island School of Design), this tiny hill is home to the city's artists and creatives, who have built a warm and eclectic community out of its brownstone-littered streets.



A LITTLE ITALY IN FEDERAL HILL
Just an 8 minute drive away, Atwells Ave in Federal Hill is arguably the best place in New England to grab a bite of authentic Italian food. With a dense cluster of award-winning local eateries that have been serving family recipes for generations, Federal Hill will be a regular grub stop for any foodie.



LIFE ALONG THE RIVER
Discover the most picturesque sights of the city just outside the doors of Station Row. The Riverwalk, a Providence must-visit, is a riverside path that winds through the city, and was extended to run right by Station Row. Check out the world-famous yearly Waterfire Festival, or make your way across the canal to enjoy the local shops, eateries, and iconic picturesque brownstones that line Main Street and historic Benefit Street.



PROVIDENCE
Rhode Island

MT. HOPE

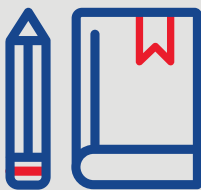
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RHODEISLAND
STATE HOUSE



SMITH HILL

01



COLLEGE HILL

PROVIDENCE
STATION

STATION ROW



12

05

17

11

06

DOWNCITY

07

14

03

18

13

02



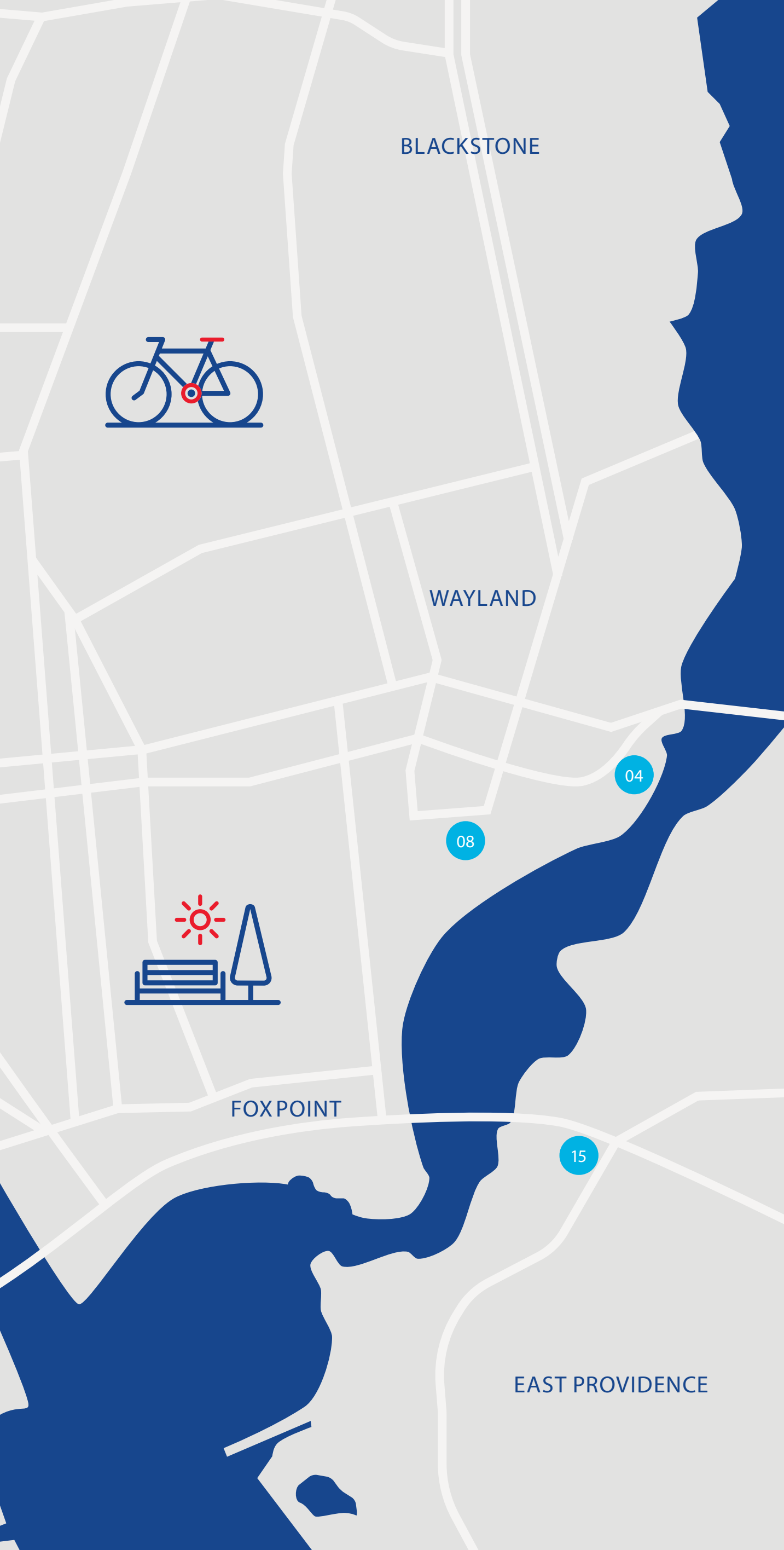
FEDERAL HILL

09

10

WEST END

19



THE PLACES YOU'LL GO

Explore the streets around Station Row

DINING

- 01 LOS ANDES
903 Chalkstone Ave
- 02 PANE E VINO
365 Atwells Ave
- 03 MASSIMO
134 Atwells Ave
- 04 WATERMAN GRILLE
4 Richmond Sq

SHOPPING

- 05 PROVIDENCE PLACE MALL
1 Providence Pl
- 06 DOWNTOWN FARMER'S MARKET
Kennedy Plz
- 07 SERENDIPITY GOURMET
173 Weybosset St
- 08 BOTTLES FINE WINE
141 Pitman St

ENTERTAINMENT

- 09 POINT STREET DUELING PIANOS
3 Davol Sq
- 10 PROVIDENCE CHILDREN'S MUSEUM
100 South St
- 11 RISD MUSEUM
20 N Main St
- 12 WATERPLACE PARK
Downcity Providence
- 13 COLUMBUS THEATRE
270 Broadway St
- 14 PROVIDENCE PERFORMING ARTS CENTER
220 Weybosset St
- 15 COMEDY CONNECTION
39 Warren Ave

ESSENTIALS

- 16 WHOLE FOODS MARKET
601 N Main St
- 17 CVS
100 Francis St
- 18 PROVIDENCE PUBLIC LIBRARY
150 Empire St
- 19 RHODE ISLAND HOSPITAL
593 Eddy St

STATION ROW

LIFE ON TRACK

stationrowapts.com

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