



For Lease

257 Washington Street (Office Space)

Binghamton, NY 13901



PROPERTY SUMMARY

Professional office space available in the heart of Downtown Binghamton, complete with on-site parking.

This suite features a secure coded entry, a welcoming reception area, and a private office - ideal for small businesses or independent professionals.

Rent includes high-speed Wi-Fi, utilities, air conditioning, and parking for added convenience.

While the main entrance is accessed via stairs, an accessible ramp is located on the side of the building for ease of entry.

PROPERTY HIGHLIGHTS

- Prime downtown Binghamton location with easy access to amenities
- Includes reception area and private office
- Secure coded entry for added privacy and professionalism
- Rent includes Wi-Fi, utilities, air conditioning, and on-site parking
- Accessible entry ramp located on the side of the building

Lease Rate	\$1,000.00 per month (Gross)
Building Size	12,544 SF
# of Floors	2
Year Built	1926

Zoning	C-1
Market	Binghamton MSA

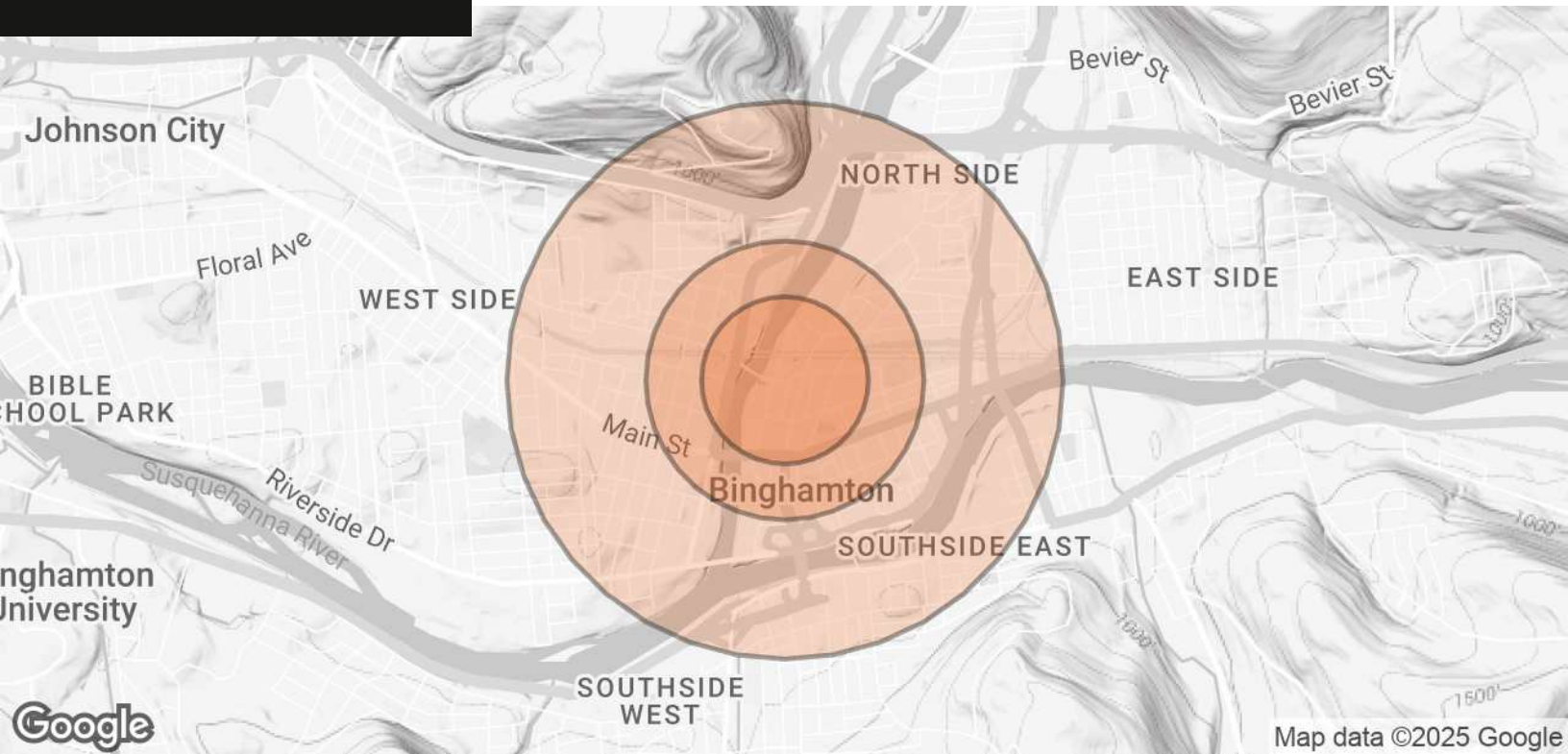


Scott Warren, CCIM
Managing Director
O: 607.621.0439
scott.warren@svn.com



Angela Martinez
Managing Director
O: 607.651.3976
angela.martinez@svn.com
NY #10401348593





POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,193	6,406	19,465
AVERAGE AGE	45	42	38
AVERAGE AGE (MALE)	42	40	37
AVERAGE AGE (FEMALE)	46	44	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,022	2,921	8,941
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$49,599	\$51,880	\$59,603
AVERAGE HOUSE VALUE	\$153,212	\$212,606	\$193,490

Demographics data derived from AlphaMap



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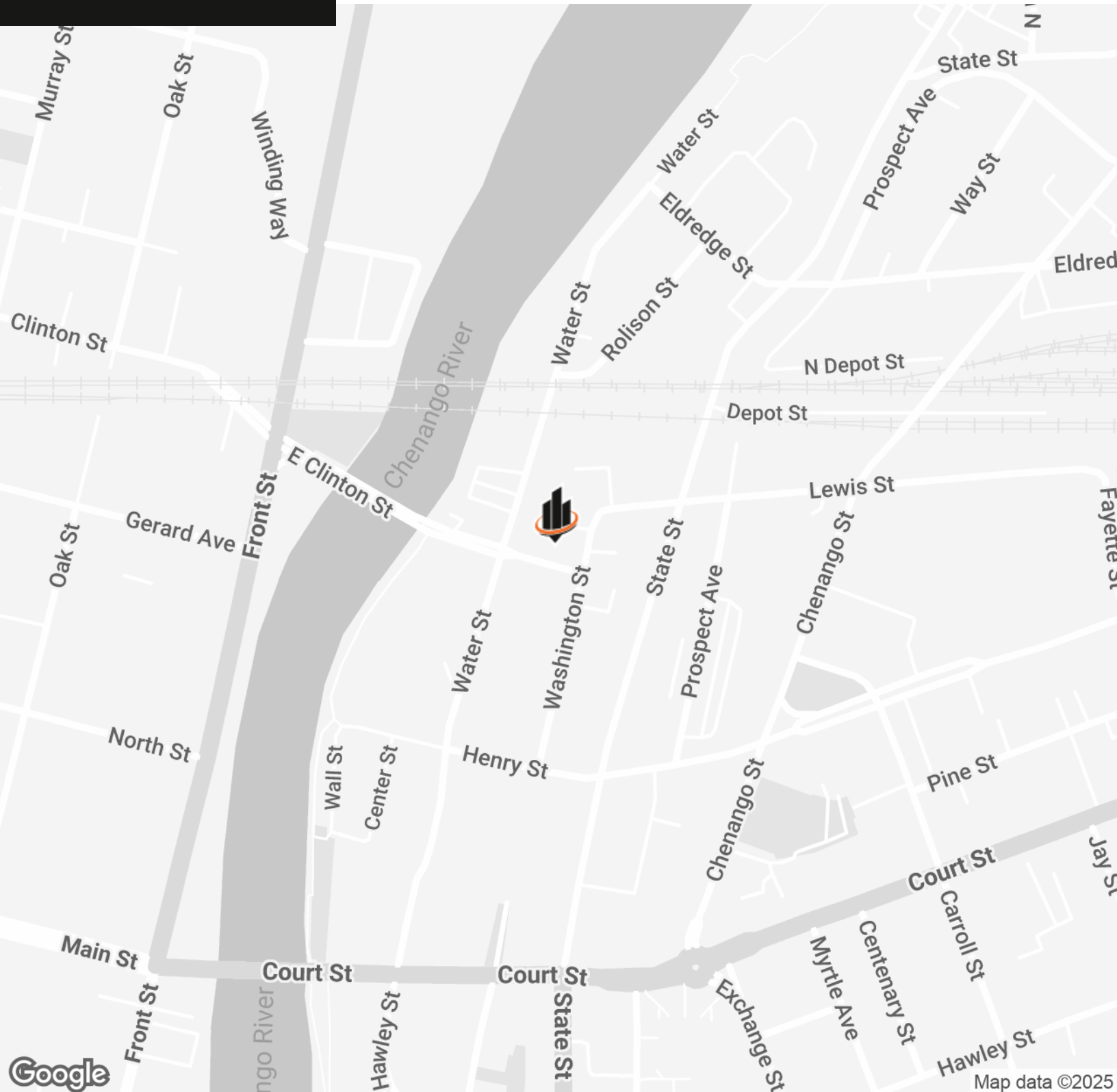
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