



GLEN POND OFFICE PARK SUITE

17 GLEN POND DRIVE
RED HOOK, NY 12571

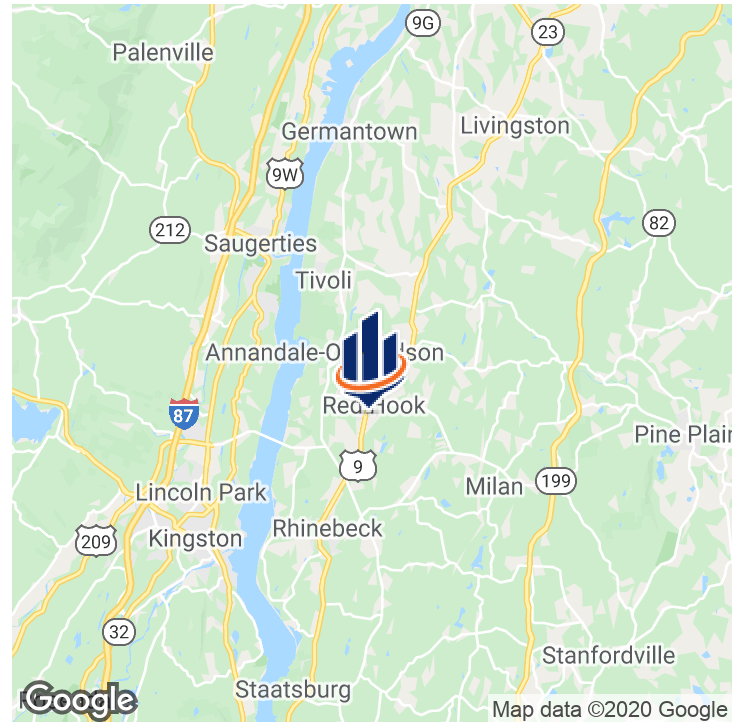
Nilgun Foley

Associate Advisor
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Thomas Collins, CCIM

Managing Director
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Property Summary



ONE SUITE AVAILABLE

Suite #6 Lease Rate:	\$1,300 per month (MG)
Suite Size:	980 SF - no basement
Available:	Now
Available:	In 60 Days
Lot Size:	2.07
Building Size:	2,760
Year Built:	2007
Zoning:	GB
Municipality:	Red Hook
County:	Dutchess

PROPERTY DESCRIPTION

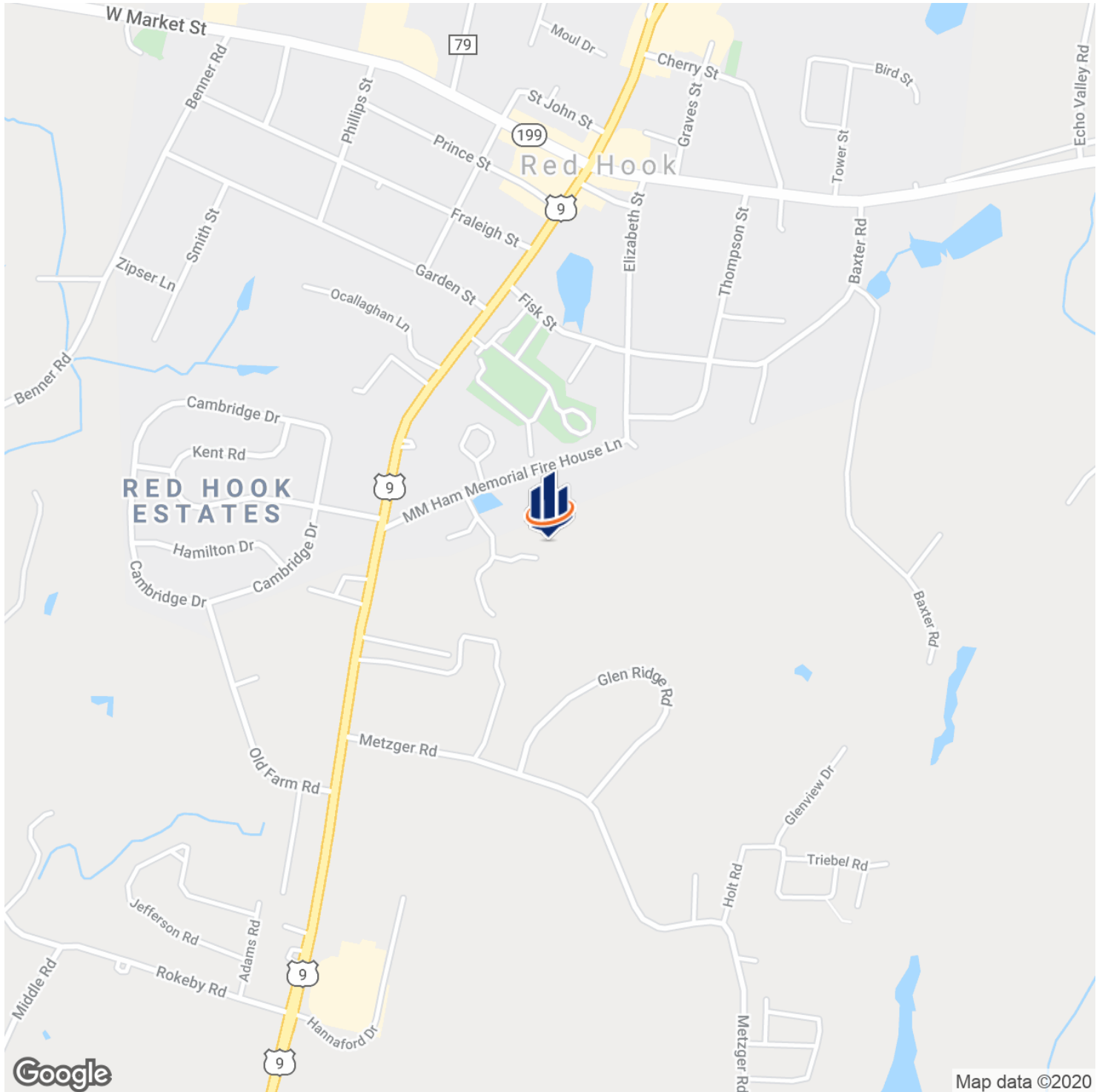
The single story office building consists of two contiguous suites. Suite #6 is available for lease. The open plan suite is tastefully finished, light filled, modern, clean and in excellent, move-in ready condition. By far the best looking rental space in and around Red Hook. Easy parking, easy maintenance.

Quoted rent is inclusive of CAM & taxes. Separate meters so tenant pays own utilities: Electric + Propane

PROPERTY HIGHLIGHTS

- Private and Secluded Location Minutes From Downtown
- Charming Exterior and Interior
- Fully Built Out As Open Plan Office
- Corner Room, Natural Light, Kitchen & Handicap Bathroom
- Affordable Lease Rate, Flexible Terms

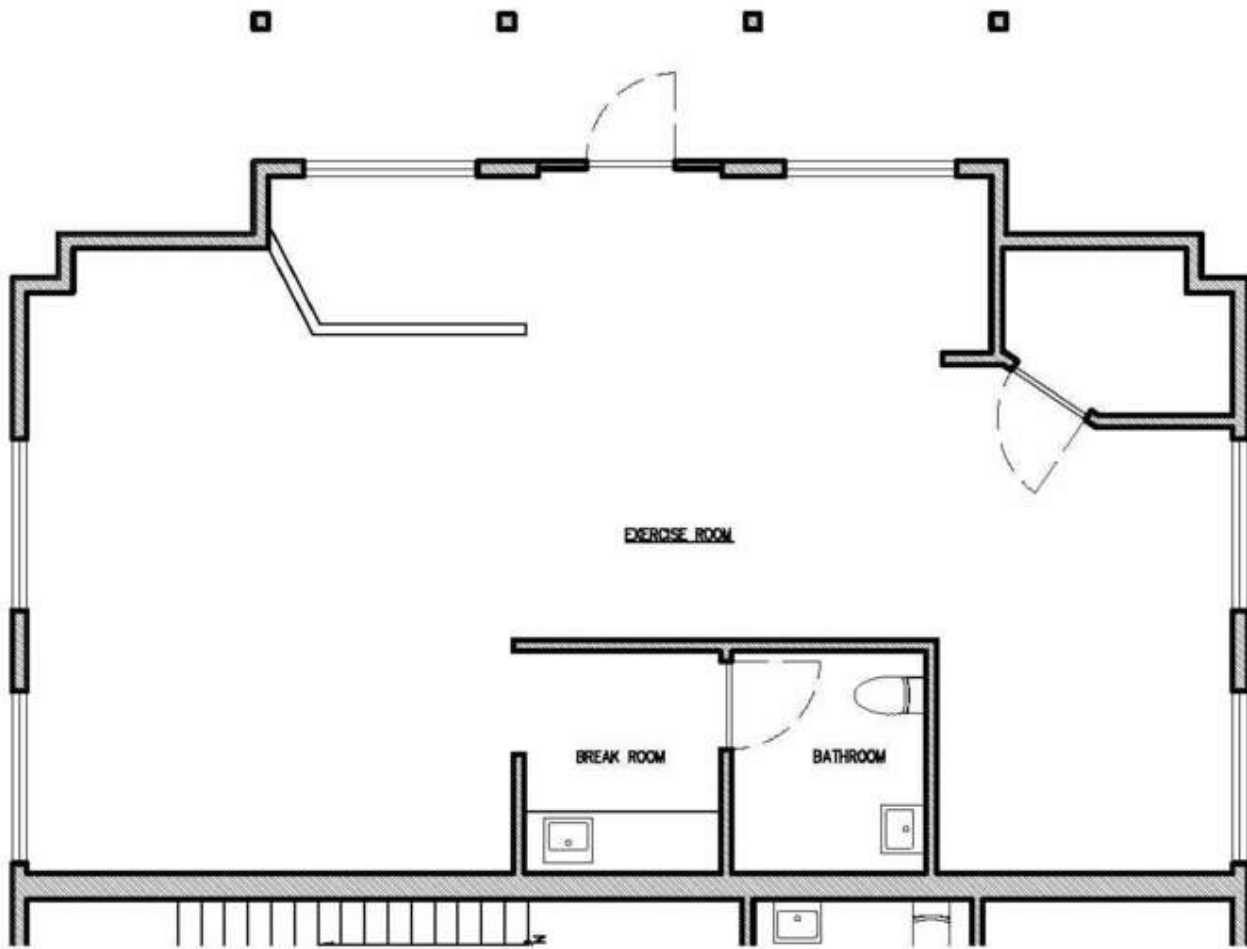
Location Maps



Interior Photos

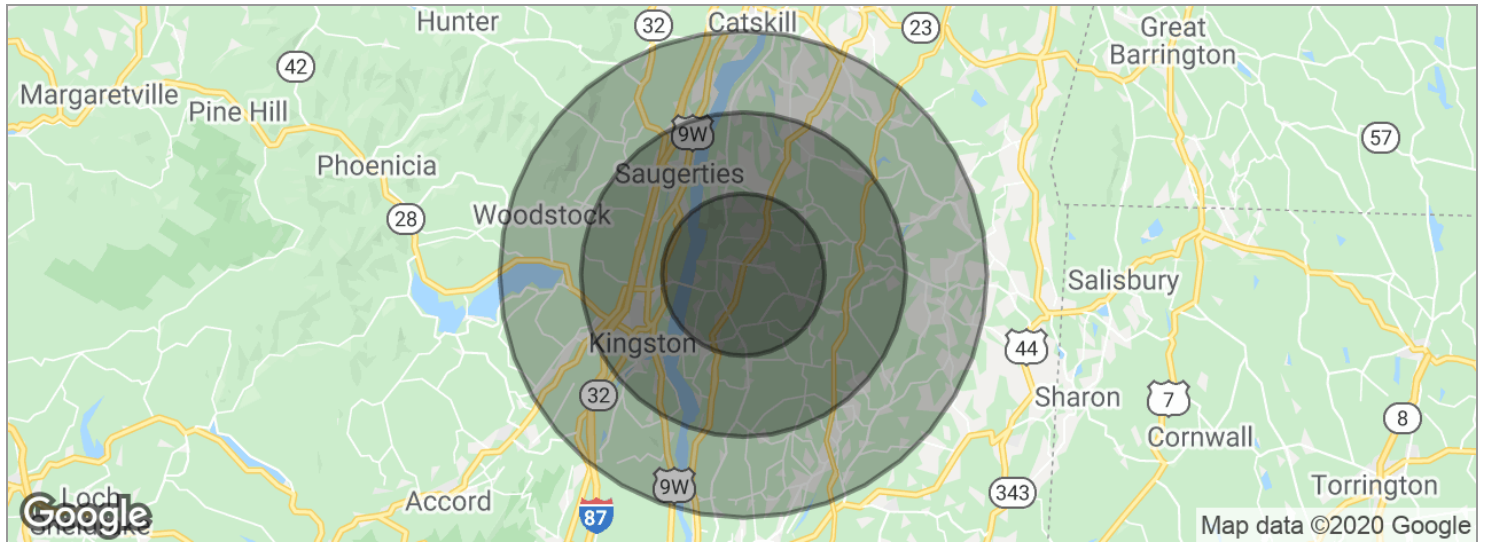


Floor Plan



SUITE #6 FLOOR PLAN
NOT TO SCALE

Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	20,129	90,570	167,510
Median age	42.0	41.2	42.1
Median age (Male)	40.9	40.0	40.9
Median age (Female)	43.4	42.5	43.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	7,171	35,566	65,835
# of persons per HH	2.8	2.5	2.5
Average HH income	\$88,676	\$73,322	\$75,091
Average house value	\$343,108	\$273,117	\$293,294

* Demographic data derived from 2010 US Census

About SVN

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



Advisor Bio 1



NILGUN FOLEY

Associate Advisor

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NY #10401333557

PROFESSIONAL BACKGROUND

Nilgun Foley joined SVN Deegan-Collins Commercial Realty in 2019. She has a strong background in finance and business development. Raised in Istanbul, Turkey, and college-educated in the U.S., Nilgun lived and worked in Istanbul, Boston, London and Frankfurt prior to returning to the tri-state area with her family. Her professional experience spans multinational corporations such as Bank of Boston and Lafarge S.A.; mid-size family owned service sector players such as Tuyap Inc.; and independent consultancy assignments for financial intermediaries and community banks in Connecticut and New York.

Nilgun started her commercial real-estate career in Stamford, CT and was with NAI Mertz in Southern NJ prior to joining SVN's Hudson Valley office. At SVN, she joined forces with SVN Hospitality Council to promote SVN's Hospitality Brokerage Group in the State of NY and beyond through the relationships she continues to forge with hoteliers, investors, lenders, and specialty brokers. Nilgun is highly adept at finding her bearings swiftly and relies on her wide-spectrum of experience in various business sectors in very different markets. She has a deep understanding of credit & financial analysis and is experienced in volatile markets. Nilgun's well-developed client engagement skills place her in an excellent position to deliver exceptional solutions locally and nationally.

EDUCATION

Skidmore College – B.A. in Economics, Phi Beta Kappa

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Advisor Bio 2



THOMAS COLLINS, CCIM

Managing Director

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NY #10491205234

PROFESSIONAL BACKGROUND

Thomas Collins is a Managing Director at SVN Deegan-Collins Commercial Realty. His Real Estate background includes over 30 years of appraisal, brokerage, consulting, site selection, development, re-development, and mortgage finance. Prior to his affiliation with SVNDCCR, Tom was a Founder and President of Commercial Associates Realty, Inc. He is a Certified Member of the Commercial Investment Real Estate Institute CCIM and is a past President of the New York State CCIM Chapter. Since co-founding Commercial Associates Realty in 1998, Mr. Collins has facilitated over 150 million dollars of investment, office, industrial and retail property transactions.

In addition to Mr. Collins' 30 years in the Commercial Real Estate business, he has been a Mayoral Appointment to the Kingston Waterfront Redevelopment Committee and the City of Kingston Zoning Revision and Comprehensive Plan Committees. He is currently serving as Chairman of the Health Alliance Hospitals Board of Directors.

Tom is a past Board President of the Kingston Hospital Foundation and a current Board Member of the Rural Ulster Preservation Company, a non-profit housing and community development agency. He is past chairman of the Ulster County Development Corporation, Kingston Uptown Business Association, Woodstock Public Library District, and a past board member of the Family of Woodstock, Inc. and the Ulster County Regional Chamber of Commerce.

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