

# LOFT AND EXECUTIVE OFFICES

42 CATHERINE ST, POUGHKEEPSIE, NY 12603

## EXECUTIVE SUMMARY



### PROPERTY OVERVIEW

Explore a prime office space opportunity in the heart of Poughkeepsie's bustling commercial district. 42 Catherine St is a professional office building strategically located close to city hall, the courthouse, attorney offices, accountants, and various other downtown business professionals.

We currently have three executive office suites and a generously sized loft available for your consideration. These suites provide access to shared amenities, including a well-appointed conference room and a comfortable waiting area. Private parking lot on site.

Join the thriving community of local professionals in this convenient and well-connected location. Elevate your work environment and enhance your business connections. Don't miss out on this excellent opportunity to secure your spot in our esteemed office building. Contact us today to learn more and arrange a visit!

SPACES	LEASE RATE	SPACE SIZE
C-106	\$500 per month	150 SF
C-107	\$500 per month	110 SF
C-108	\$400 per month	114 SF
Loft	\$1,500 per month	1,500 SF

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## SUITE DETAILS

Executive Offices Available

- Suite 106 - \$500/month
- Suite 107 - \$500/month
- Suite 108 - \$400/month

Common Amenities:

- Conference Room
- Waiting Area
- 2 Bathrooms
- Exterior Signage
- Parking



# LOFT

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## SUITE DETAILS

### Loft

- Size - 1,500 SF
- Price - \$1500/month + utilities

### Common Amenities:

- 2 Bathrooms
- Exterior Signage
- Parking

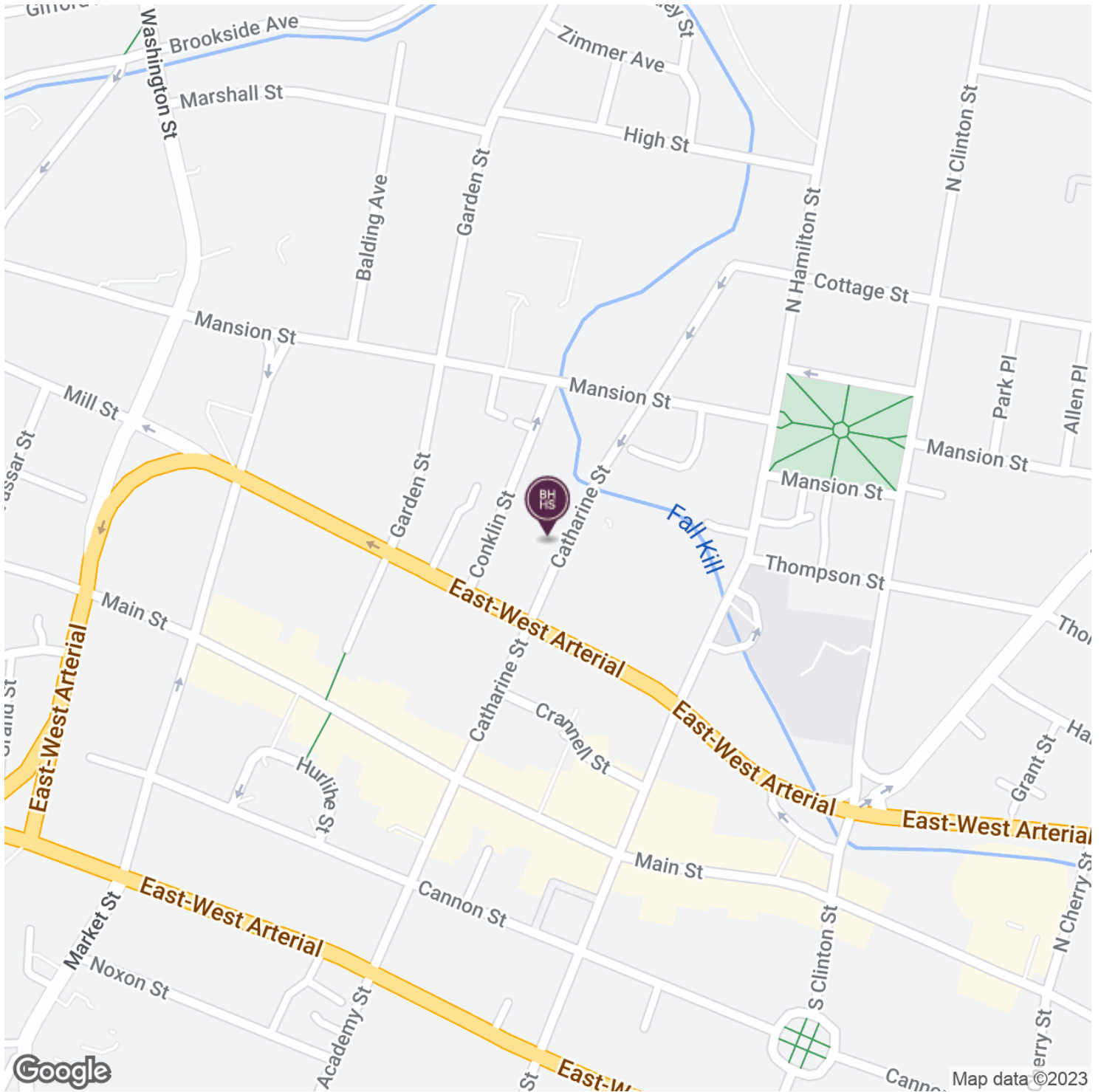




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## LOCATION MAP

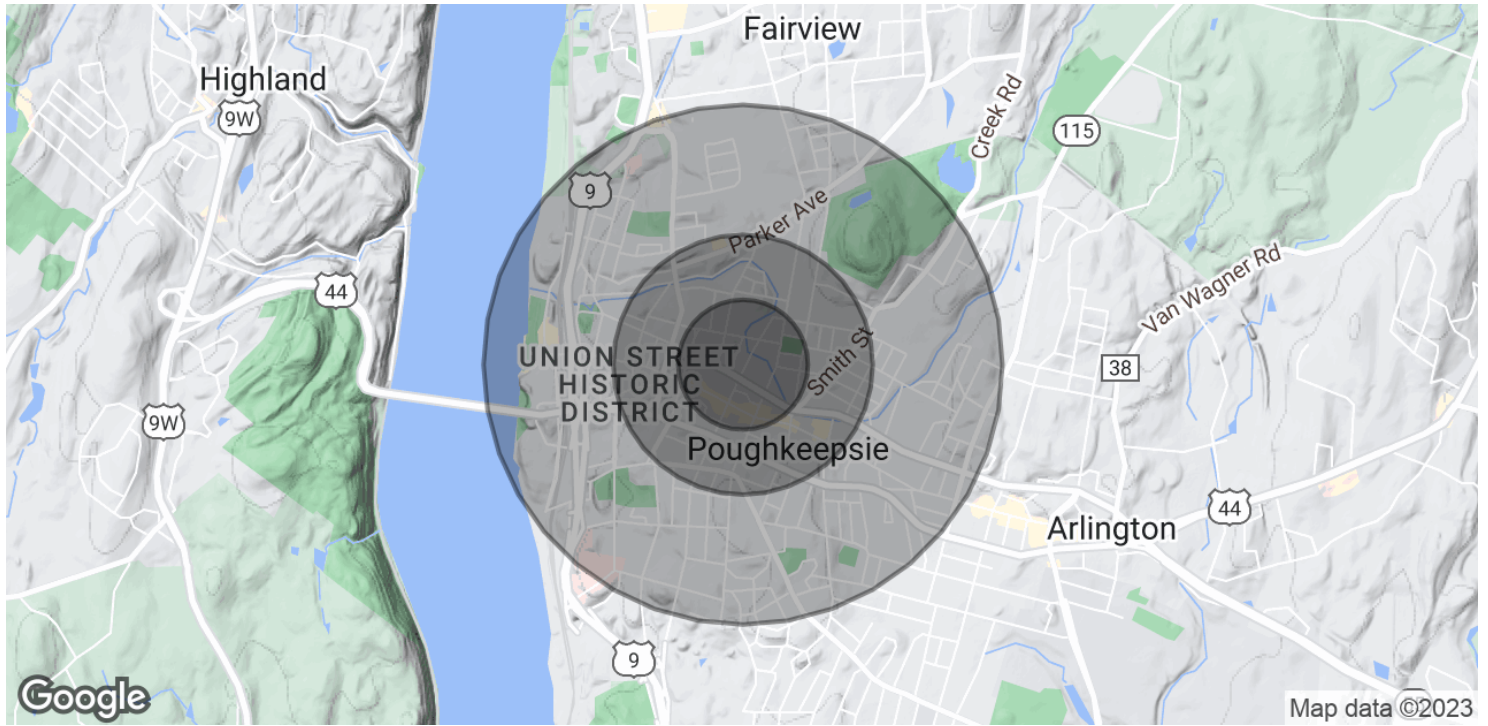


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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,855	7,646	22,862
Average Age	35.2	35.8	35.1
Average Age (Male)	36.2	34.7	35.2
Average Age (Female)	32.6	37.5	36.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	861	3,584	10,501
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$45,777	\$46,265	\$52,186
Average House Value	\$2,847	\$49,264	\$133,924

\* Demographic data derived from 2020 ACS - US Census