



PROFESSIONAL CLASS A OFFICE BUILDING RIVERSIDE OFFICE PARK, U.S. ROUTE 9, POUGHKEEPSIE



MID-HUDSON BRIDGE | IBM POUGHKEEPSIE | SPACKENKILL AREA

ADDRESS: 2645 South Road
Poughkeepsie, NY 12601

LOCATION:
Mid-Hudson Bridge, Poughkeepsie Metro-North Station
to Grand Central Station, and Amtrak to Penn Station,
Approximately 4 Miles.

CO-TENANTS PC Construction
Charles Schwab
JGS CPA
DSL Financial Services

BUILDING SIZE: 15,585 ± SF

LOT SIZE: 5.5 ± Acres

UTILITIES: Municipal Water & Sewer

ZONING: OR - Office Research District

AREA TRAFFIC COUNT: U.S. RT 9 - 60,000 AADT

LEASE PRICE: \$28 Per SF



PROPERTY OVERVIEW

CR Properties Group is pleased to offer for lease a professional Class A Office building at Riverside II located approximately 6 Minutes / 4 Miles from the Mid-Hudson Bridge. This Class A building consists of 15,585 ± SF located off of U.S. Route 9 with 125 on-site parking spaces available. Riverside II is adjacent to Riverside I, a Class A Office Building joined by Merrill Lynch, Wells Fargo, & Health Quest. The property borders Samuel B. Morse Historic Estate, Museum, and Nature preserve where you can enjoy beautiful views and walking trails to the Hudson River.

Marketing Drone Video: https://youtu.be/yT-90GIDx_4
Matterport Virtual Tour
Suite 2: <https://my.matterport.com/show/?m=8rdcrsoyHhJ>
Suite 6: <https://my.matterport.com/show/?m=qFnYetrWSnR>



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

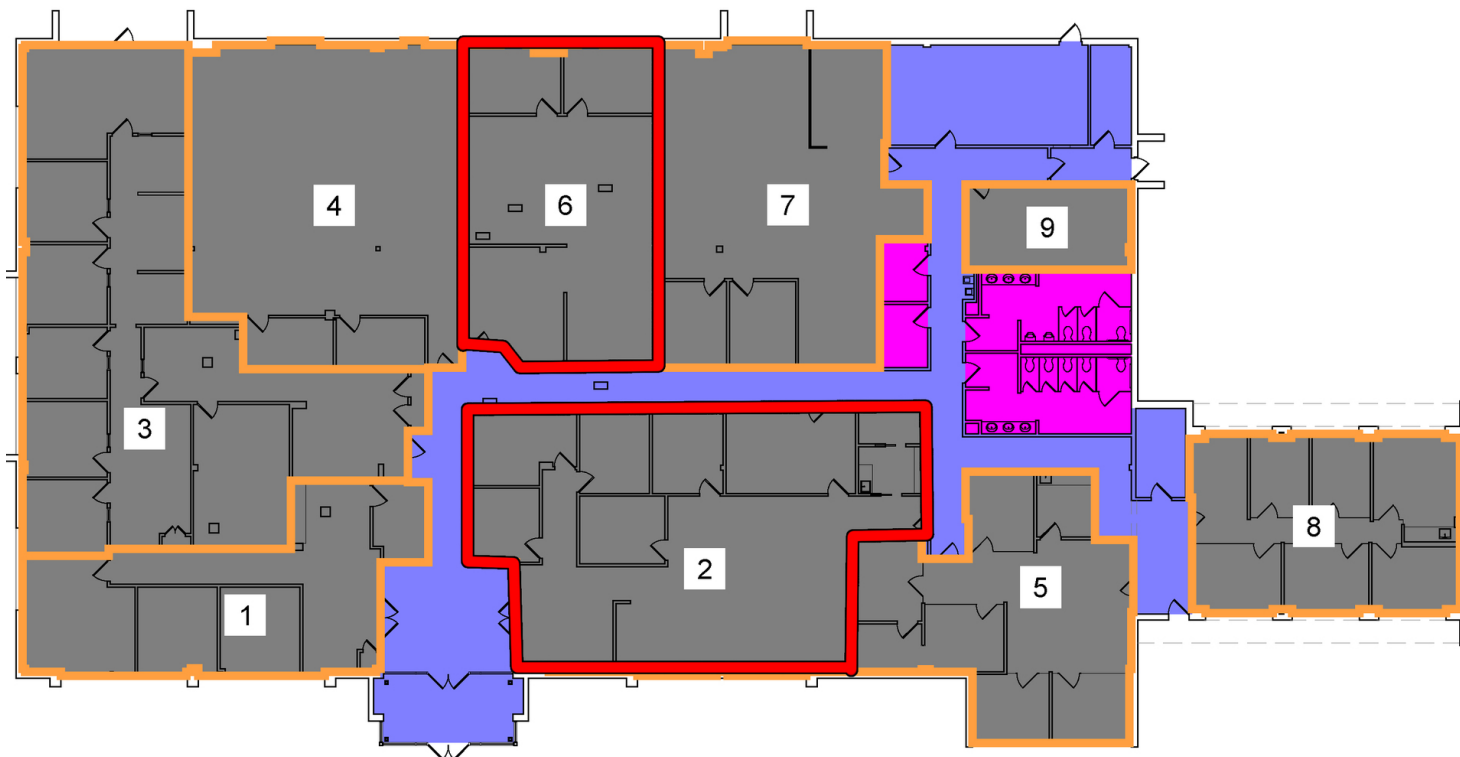
Thomas M. Cervone
845.485.3100
tom@crproperties.com



RIVERSIDE OFFICE PARK II

JOIN RIVERSIDE I - MERRILL LYNCH | WELLS FARGO | HEALTH QUEST

SUITES CAN BE COMBINED FOR LARGER SPACE



SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2	Available	2,900 SF	To Be Determined	\$28.00 SF/yr
Suite 6	Available	1,576 SF	To Be Determined	\$28.00 SF/yr



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U.S. ROUTE 9 SIGNAGE | 60,000 AADT

2645 SOUTH ROAD POUGHKEEPSIE, NY 12601

125 ON-SITE PARKING SPACES AVAILABLE



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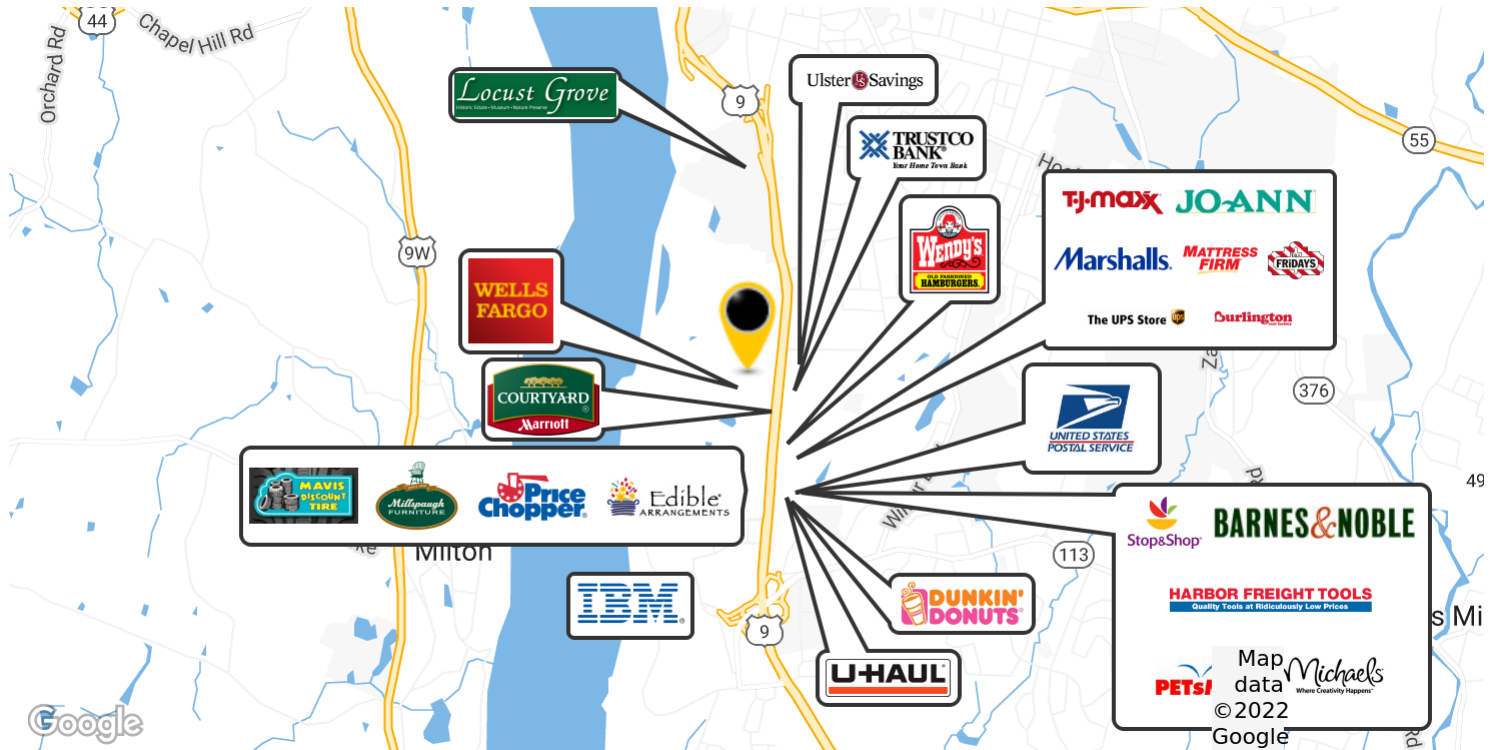
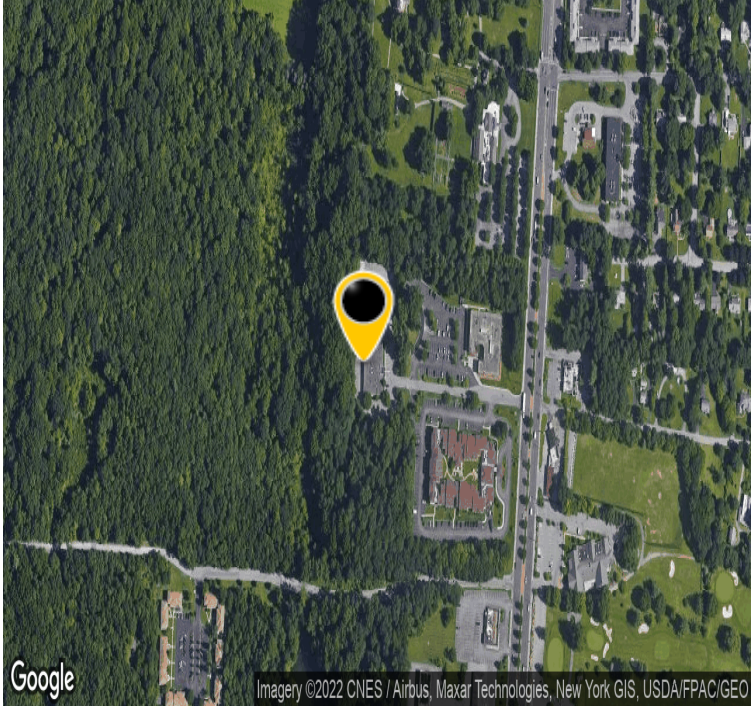
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WALKING TRAILS TO THE HUDSON RIVER BORDERING SAMUEL B. MORSE ESTATE

DUTCHESS COUNTY'S SHOPPING & BUSINESS DISTRICT



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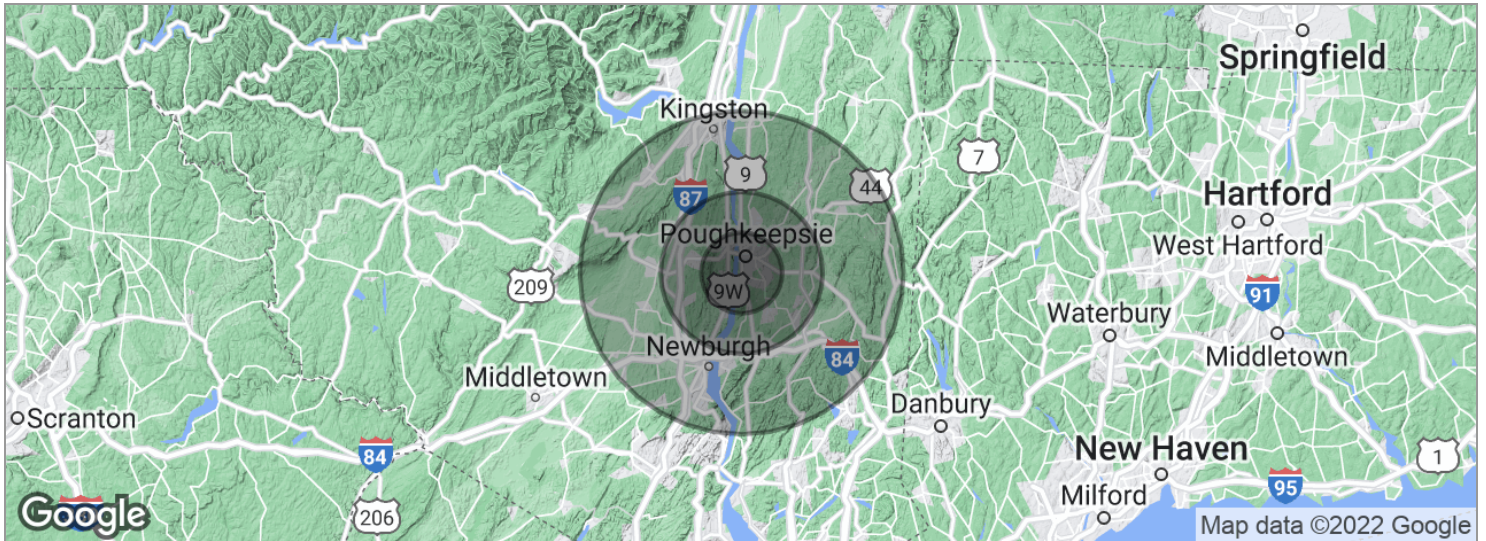
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MID-HUDSON VALLEY TRADE AREA

MID-HUDSON BRIDGE | I-87 & I-84 | U.S. ROUTE 9

DUTCHESS | ORANGE | ULSTER COUNTIES



POPULATION	5 MILES	10 MILES	20 MILES
Total population	115,999	242,219	604,830
Median age	36.1	37.8	38.7
Median age (male)	34.7	36.5	37.7
Median age (Female)	36.9	38.7	39.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	43,451	89,388	219,834
# of persons per HH	2.7	2.7	2.8
Average HH income	\$69,985	\$79,261	\$82,636
Average house value	\$279,827	\$320,080	\$334,233

* Demographic data derived from 2020 ACS - US Census



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