



300 WESTAGE BUSINESS CENTER

U.S. ROUTE 9 & INTERSTATE 84 NORTHWEST INTERSECTION



CLASS A OFFICE BUILDING, CAMPUS SETTING; OFFICE, HOTEL, SHOPPING

LOCATION:	U.S. Route 9 & Interstate 84 Northwest Intersection	<ul style="list-style-type: none">· Professional Pre-Built Office Suites· 4-Level Modern Building· Campus Setting· 370 ± Parking Spaces· Scenic Views of the Hudson Highlands· High Visibility from U.S. Route 9 & Interstate 84· Major Highway Access to NYS Thruway & Taconic State Parkway· Metro-North Beacon & New Hamburg Train Stations to Grand Central· Stewart International Airport 20 Minutes / 17 Miles, Approximately· Drone Video: https://youtu.be/hZUrV7vEabY· Photography: https://crproperties.com/search-property-listings/?propertyId=Westage300
REGION:	Hudson Valley	
TYPE:	Class A Office	
STORIES:	4	
PARKING	On-Site, 370 ± Parking Spaces	
LOT SIZE:	6.34 ± Acres	

		3 MILES	5 MILES	7 MILES
TOTAL GLA:	120,000 ± SF	Population	22,364	67,575
		Number of Households	8,595	25,509
		Average Household Income	\$100,811	\$96,346
				\$91,910



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
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U.S. ROUTE 9 VISIBILITY & FRONTRAGE

300 WESTAGE BUSINESS CENTER DRIVE, FISHKILL, NY 12524



SCENIC VIEWS OF HUDSON HIGHLANDS & WESTAGE LAKE

TELECOM: Local Service Prov

AMENITIES:
Outdoor Pavilion
Interior Office Cleaning
Fitness Center

LEASE RATE: \$29.00 SF/yr (Gross)



SPACE	SIZE (SF)	SUITE
■ 1st Floor	9,803 SF	Suite 130
■ 2nd Floor	5,901 SF	Suite 250
■ 2nd Floor	2,847 SF	Suite 285
■ 3rd Floor	2,055 SF	Suite 330
■ 3rd Floor	2,542 SF	Suite 350
■ 4th Floor	1,303 SF	Suite 404
■ 4th Floor	4,075 SF	Suite 409

PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Lease a Professional Class A Office suites in a 4-Story Professional Class A Office Building located at the northwest intersection of U.S. Route 9 and Interstate 84. Transportation routes include the New York State Thruway, Taconic State Parkway, Stewart International Airport, as well as Beacon and New Hamburg Metro-North Train Stations to Grand Central Terminal.



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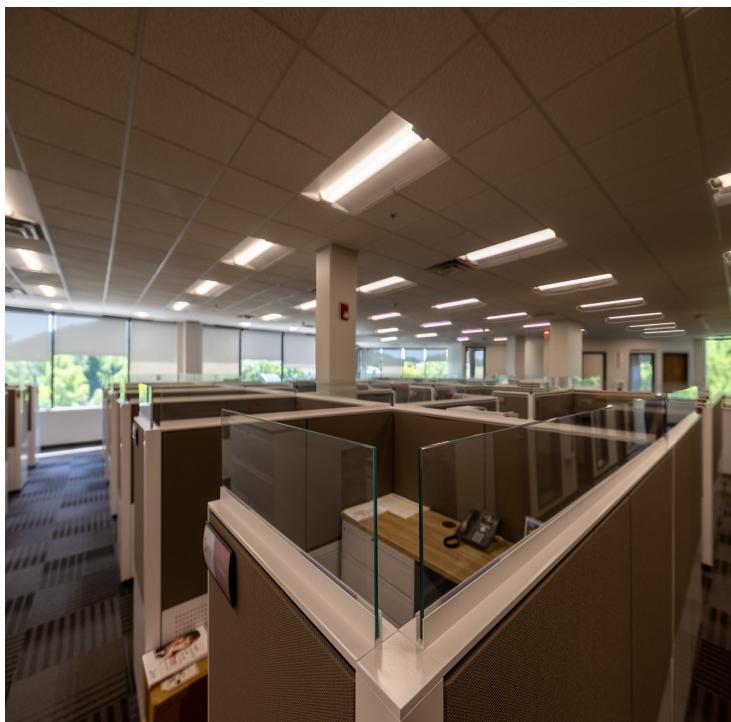
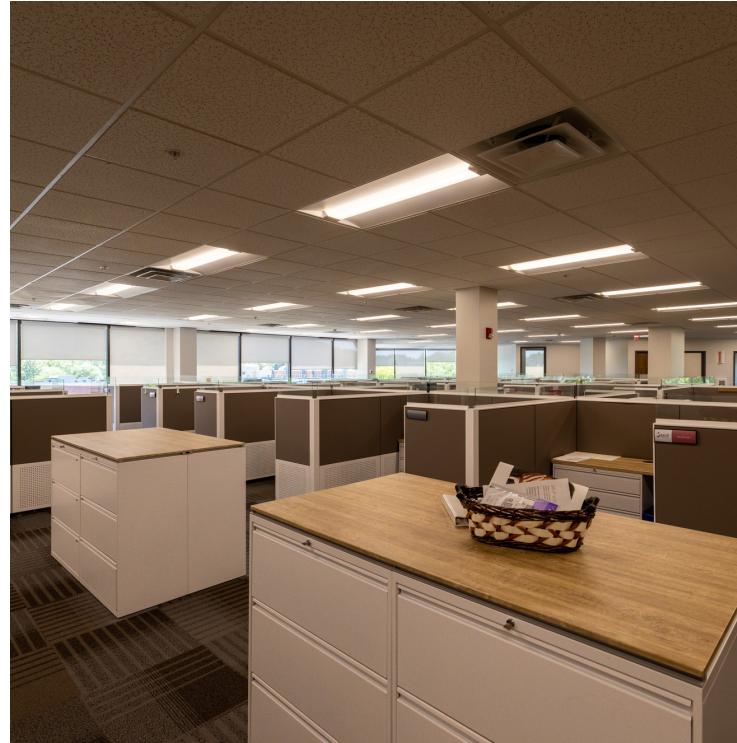
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PRE-BUILT OFFICE SUITES AVAILABLE

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CONFERENCE ROOMS, STATE OF THE ART AMENITIES



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JOIN MVP, JP MORGAN CHASE, MEDALLIES & MORE
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SNACK BAR, OUTDOOR PAVILION, FITNESS CENTER



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PROFESSIONAL CO-TENANCY

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MAJOR HIGHWAY ACCESS TO NYS THRUWAY & TACONIC STATE PARKWAY

DEMAND GENERATORS

- CareMount Medical Group
- Health Quest Medical Practice
- Westage Medical Mall
- 1,000 Hotel Rooms

AREA RETAILERS

- Gap Distribution Center
- Walmart
- Sam's Club
- Ruby Tuesday
- Chipotle
- Five Guys Burgers and Fries
- Panera Bread
- Starbucks Coffee
- Cracker Barrel
- Tesla Charging Station

CO-TENANTS

- MVP Health Plan, Inc.
- Kleinfelder, Inc.
- Sholes & Miller, LLP
- Pan Gregorian Enterprises of Upper New York, Inc.
- Progressive Casualty Insurance Co
- Ronald A. Mermer, CPA
- Fleet Weather Group, LLC
- Oppenheimer & Co, Inc.
- MedAllies, Inc
- JP Morgan Chase Bank
- AT&T Services, Inc.
- The Maurer Law Firm, PLLC
- Bruderman Asset Management, LLC
- WB Engineers/Consultants
- Cuddy & Feder, LLP
- River Link Hotels, LLC
- Day Seckler, LLP
- Novisync Solutions, Inc.
- AT&T (Cingular Wireless)
- Advanced Micro Devices



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NW INTERSECTION AT I-84 & U.S ROUTE 9

CLOSE PROXIMITY TO RETAIL, RESTAURANT & DINING OPTIONS

I-84 | TACONIC STATE PARKWAY | NYS THRUWAY AREA/I-87



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