

400 Riverside Dr, Johnson City, NY 13790



## PROPERTY DESCRIPTION

Welcome to the epitome of contemporary sophistication at 400 Riverside Dr. This architecturally impressive property boasts abundant natural light, expansive and versatile floor plans, and cutting-edge security features. Tenants and visitors will appreciate the convenience of dedicated parking and access to an on-site fitness center and wellness amenities. High-speed internet, sustainable building elements, and professional property management ensure a seamless experience for all occupants. With flexible lease terms and a focus on collaborative spaces, this location offers a dynamic environment tailored to the needs of modern businesses. Experience a fusion of style, functionality, and convenience in this exceptional leasing opportunity.

## PROPERTY HIGHLIGHTS

- - Modern, sleek architectural design
- - Ample natural light throughout the building
- - Spacious, open floor plans for flexible layout options
- - State-of-the-art security and access controls
- - Dedicated parking for tenants and visitors
- - On-site fitness center and wellness amenities

## OFFERING SUMMARY

Lease Rate:	\$9,000.00 per month (Gross)
Number of Units:	1
Available SF:	9,000 SF
Lot Size:	16 Acres
Building Size:	9,000 SF

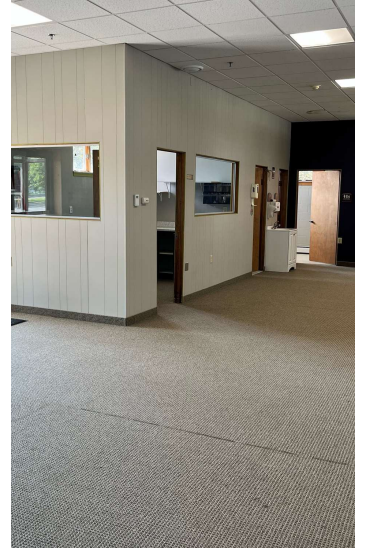
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	829	5,028
Total Population	856	2,405	14,801
Average HH Income	\$73,541	\$98,330	\$94,866

**EDDY PEZZINO**

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# DREW HALL: THE NEW RIVERSIDE GARDENS COMPLEX

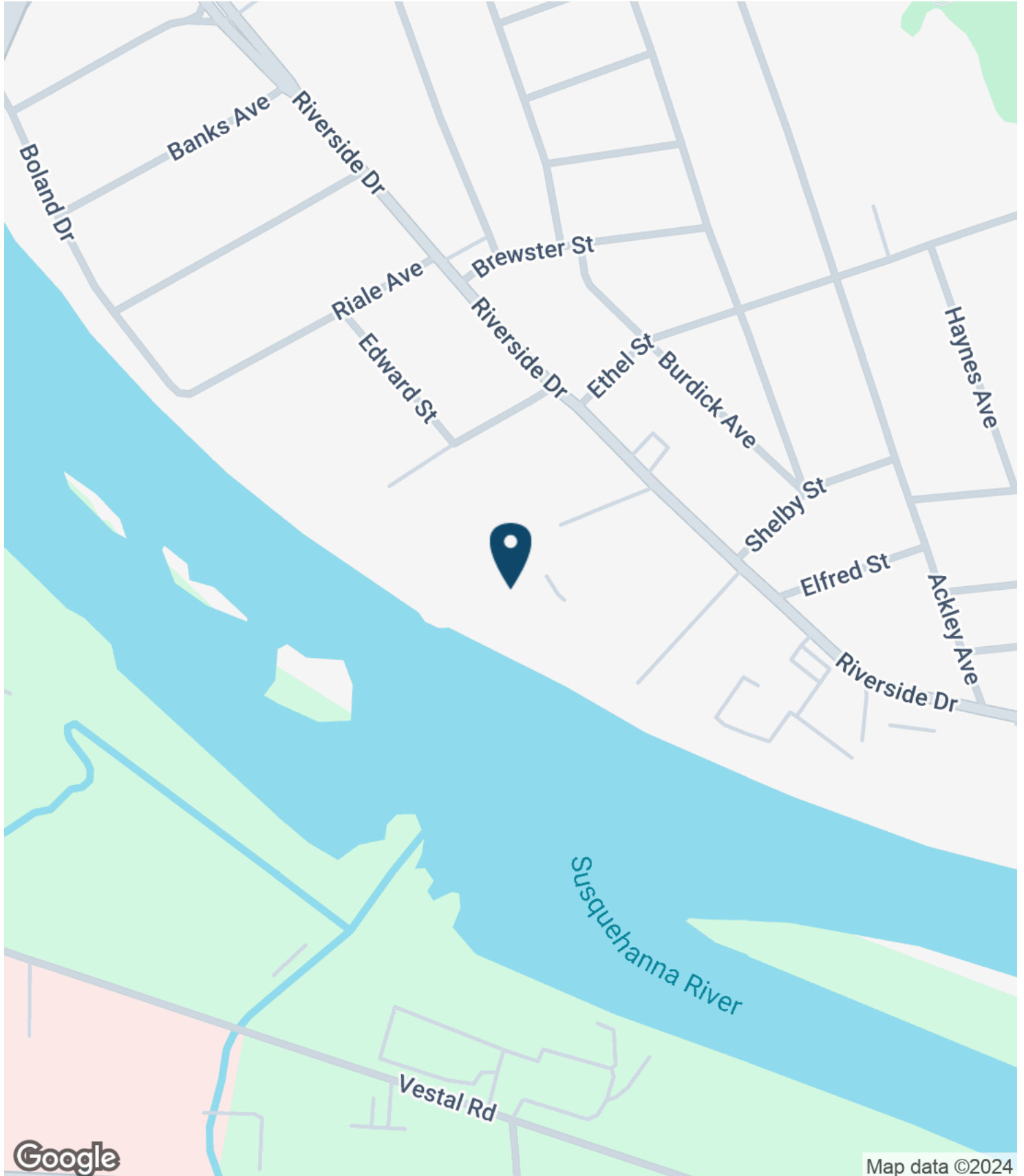
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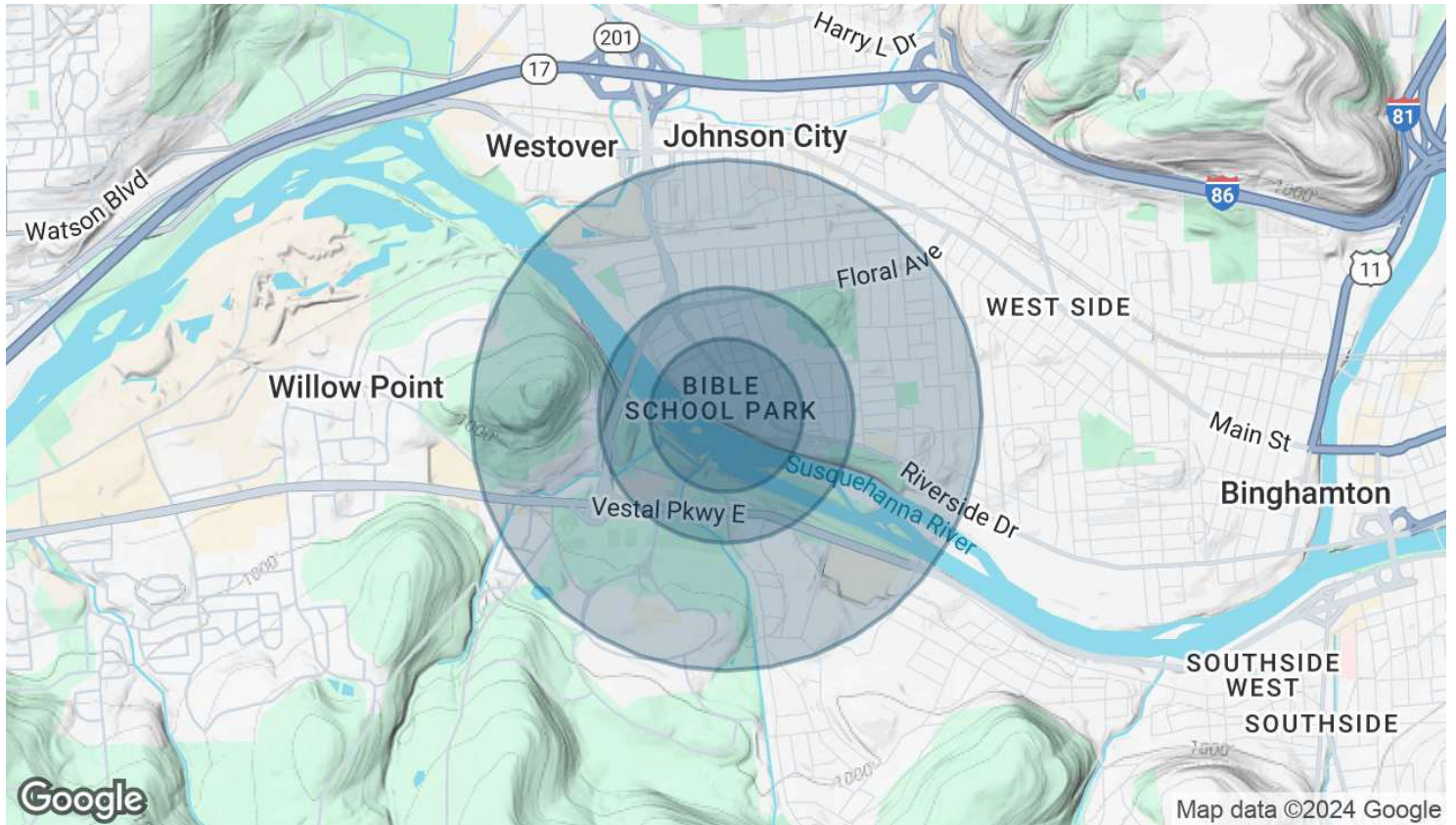
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	856	2,405	14,801
Average Age	45	41	36
Average Age (Male)	43	39	35
Average Age (Female)	47	42	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	383	829	5,028
# of Persons per HH	2.2	2.9	2.9
Average HH Income	\$73,541	\$98,330	\$94,866
Average House Value	\$144,467	\$176,815	\$191,957

Demographics data derived from AlphaMap