



## Downtown Mount Vernon Office Space for Lease

Discover an exceptional 5,700 sq. ft. ground-floor office space in a prominent corner building at S. 1st St. and Pine St. in downtown Mount Vernon. The suite offers secured access, abundant natural light, a large employee break room, and a welcoming professional atmosphere. A dedicated conference room provides an ideal setting for meetings and collaboration. Recently upgraded in 2020, this space is move-in ready and perfect for businesses seeking visibility and convenience. At 5,700 sq. ft., this offering is a rare large-format office opportunity within the downtown corridor.

### Building Highlights

- 5,700 sq. ft. ground-floor office space
- Prime downtown Mount Vernon location at S. 1st St. & Pine St.
- Prominent corner building with excellent visibility and walkability
- Secured Access & Security System
- Abundant natural light
- Large employee break room and conference room
- 9 Suites and 10 Cubicle Workstations
- Recently upgraded interior (2020)



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## Prominent Downtown Mount Vernon Location



### Summary Points

- Rental Rate: \$15.00/SF/YR. + NNN Lease
- 5,700 SFT Available December 1, 2025
- Term: 5-years
- Total Building SQFT: ~14,700 SF
- Floors: 2
- Tenancy: Multiple (2)
- Year Built: 1953
- Effective Year Built: 2020
- Minimal Divisible SQFT: 5,700 SFT
- Max Contiguous SQFT: 5,700 SFT
- Parking: Street Parking
- Property Type: Office
- Subtype: Medical Office, Retail
- Tenant Rep Commission: 2.5% of 1st term



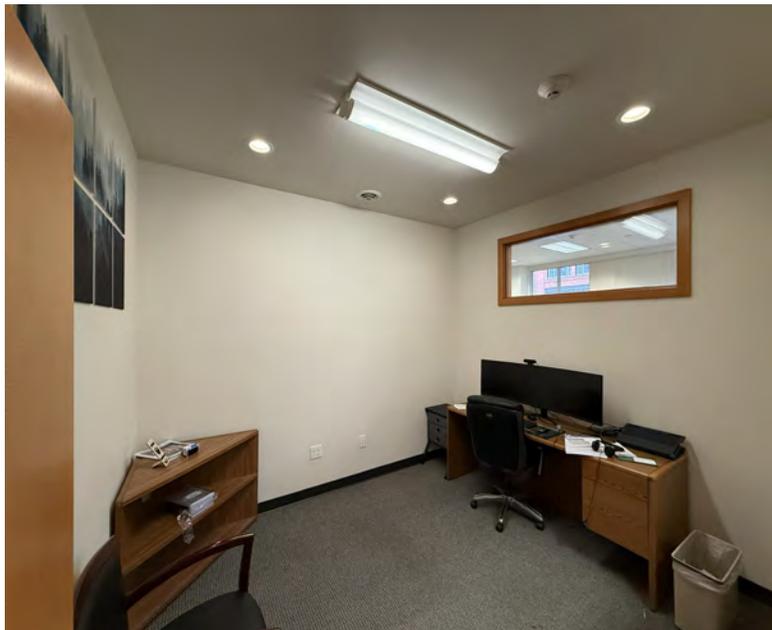
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# 9 Suites and 10 Cubicle Workstations, Dedicated Employee Break Room



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## Interior Photos Cont.



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# High Walkability in Beautiful Downtown Mount Vernon



407 Pine St.



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