

Lease Rate	\$16.00 SF/yr (Full Service)
Site Size	7.41 Acres
Suite Size	1,500 SF
Building Size	52,579 SF
Year Built	1980
Zoning	Commercial
Market	Binghamton Office



Scott Warren, CCIM
Managing Director
O: 607.621.0439
scott.warren@svn.com
NY #10491212432



Angela Becker
Managing Director
O: 607.651.3976
angela.martinez@svn.com
NY #10401348593



For Lease

601 Gates Rd.

Vestal, NY 13850



PROPERTY DESCRIPTION

601 Gates Road is a well-maintained, 52,000 SF Class A office building located in Vestal, New York, anchored by WSKG Public Media, a long-standing regional broadcasting organization. The property offers a professional, established environment with a consistent tenant base and a layout designed to support a range of office users.

Originally constructed for institutional use, the building features efficient floor plans, multiple private office configurations, and infrastructure that supports administrative, technical, and professional operations. Tenants benefit from secure access, ample on-site parking, and a quiet setting that allows for focused work while remaining just minutes from Vestal Parkway's primary retail and service corridor.

The property is well suited for organizations seeking functional, ready-to-use office space within a stable, professionally managed building.

LOCATION DESCRIPTION

Located just off Old Vestal Road in a quiet professional setting, 601 Gates Road offers immediate access to Vestal Parkway's primary retail and service corridor, including Town Square Mall, national retailers, and dining. The property is minutes from Binghamton University and major commuter routes, providing convenience without the congestion of high-traffic commercial areas.



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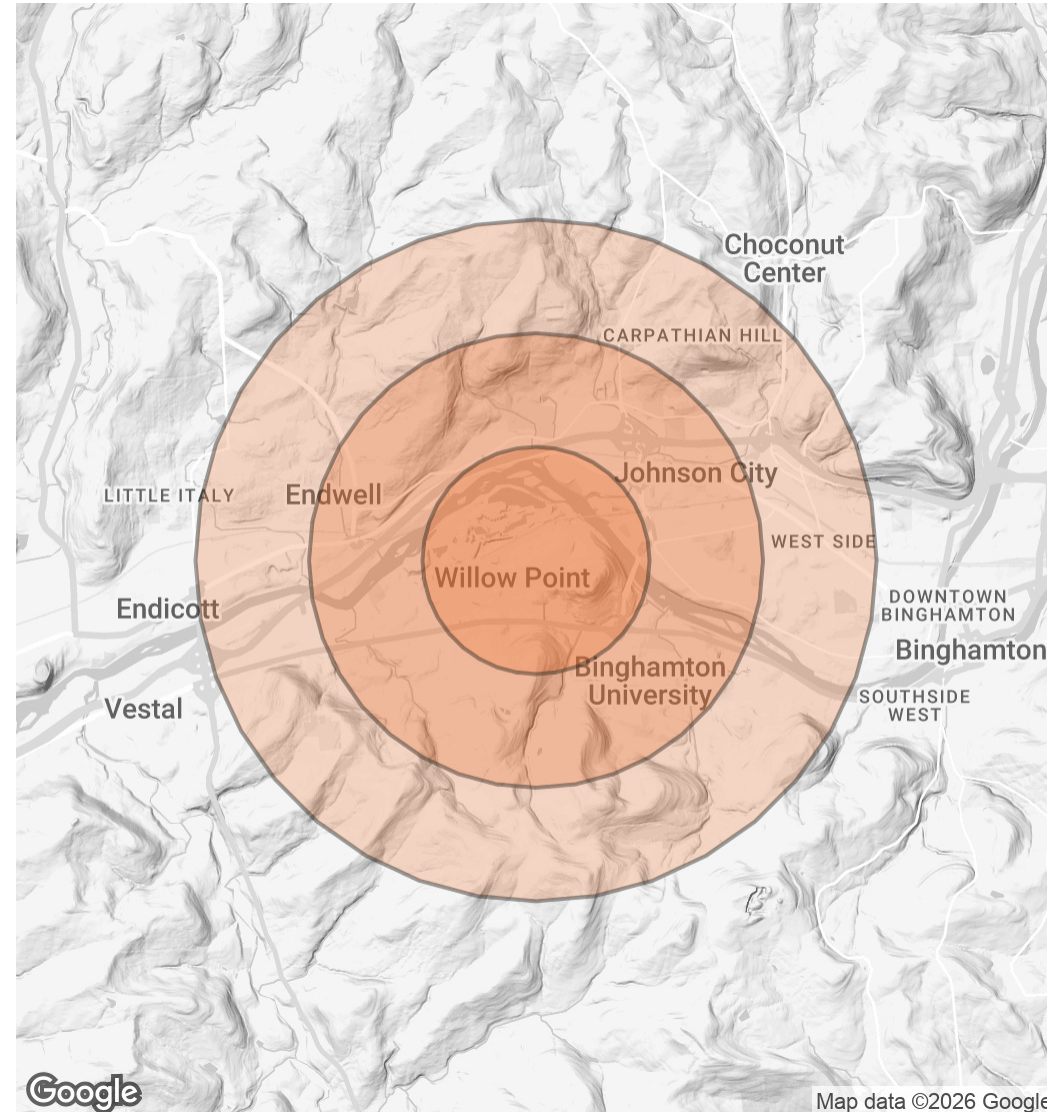
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,133	25,514	60,172
AVERAGE AGE	38.4	35.5	38.0
AVERAGE AGE (MALE)	31.8	33.2	36.0
AVERAGE AGE (FEMALE)	43.3	37.5	40.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,248	10,271	26,737
# OF PERSONS PER HH	2.5	2.5	2.3
AVERAGE HH INCOME	\$59,181	\$57,513	\$62,237
AVERAGE HOUSE VALUE	\$159,871	\$135,078	\$132,216

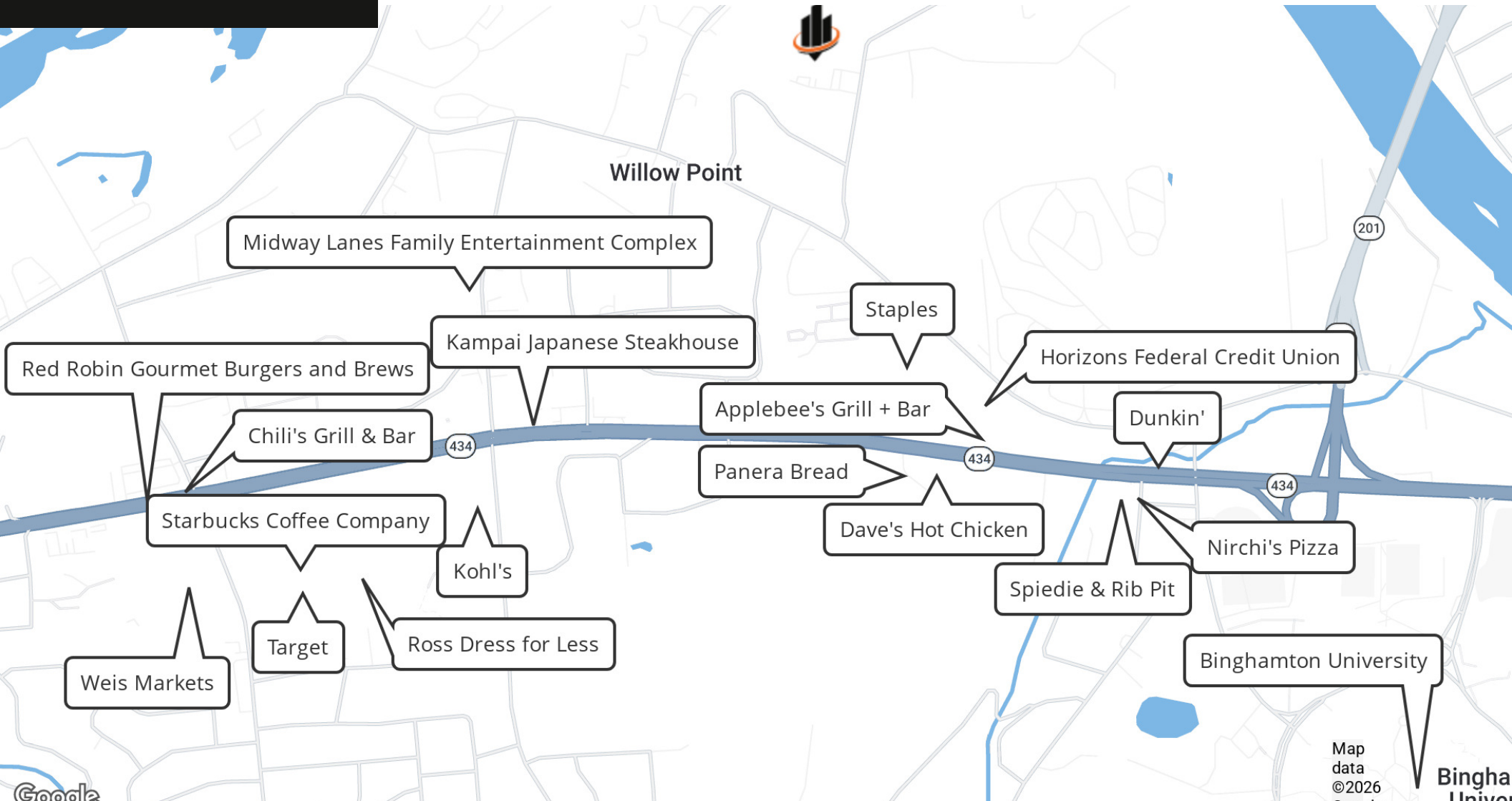
2020 American Community Survey (ACS)



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Map data
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TENANT OVERVIEW

COMPANY: WSKG Public Media

FOUNDED: 1966

LOCATIONS: Vestal, NY (Headquarters)

TOTAL REVENUE: Nonprofit Organization

NET INCOME: Nonprofit Organization

NET WORTH: Nonprofit Organization

LEASE RATE: N/A

WEBSITE: www.wskg.org

TENANT HIGHLIGHTS

- Long-standing regional PBS and NPR affiliate serving 21 counties across New York and Pennsylvania
- Established institutional tenant providing long-term occupancy and building stability
- Professionally operated facility with a consistent and reliable tenant presence
- Anchors a 52,000 SF Class A office building with a strong professional environment
- Supports a quiet, structured setting ideal for administrative and professional users

ABOUT

WSKG Public Media is a nonprofit public broadcasting organization and PBS/NPR affiliate serving 21 counties across New York and Pennsylvania, providing educational, cultural, and news programming throughout the region.



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