

40 GARDEN ST

POUGHKEEPSIE, NY 12601

BUILDING OVERVIEW



OFFERING SUMMARY

Base Lease Rate	\$24.00 SF/yr (MG)
	\$4.00 SF/yr (Est. CAM)
Building Size:	30,000 SF
Available SF:	1,403 - 3,000 SF

PROPERTY OVERVIEW

Premium office space is available in the heart of Poughkeepsie's commercial district. Join the attorneys, engineers, and architecture firms in this professional building featuring an elevator, street signage on rt 55/44, secure building entry, reserved employee parking, and direct access to the municipal parking garage.

LOCATION OVERVIEW

Prime location on the corner of Garden St and westbound arterial Rt. 55/44, with direct access to the municipal parking garage. Close to the convention center, city hall, post office, attorney offices, restaurants, and more.

AVAILABLE SPACES	BASE LEASE RATE	SPACE SIZE
Suite 101	\$24.00 SF/yr	3,000 SF
Suite 301	\$24.00 SF/yr	1,974 SF
Suite 200	\$24.00 SF/yr	1,403 SF
Suite 300	\$24.00 SF/yr	1,500 SF

BRIAN MOSSEY

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40 GARDEN ST

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SUITE 101

SUITE DETAILS

Total Square Feet
3,000

Base Monthly Rent
\$24 per sf - \$6,000/month

Estimated Utilities & Common Area Charges
\$4 per sf - \$1,000/month

Current Building Includes:

- 8 Private Offices
- 3 Multi-desk work areas, meeting spaces, or bonus sized private offices
- Conference Room
- Kitchenette
- Reception and Waiting Area





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SUITE 101 0 ADDITIONAL PHOTOS





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SUITE 200

SUITE DETAILS

Total Square Feet

1,403

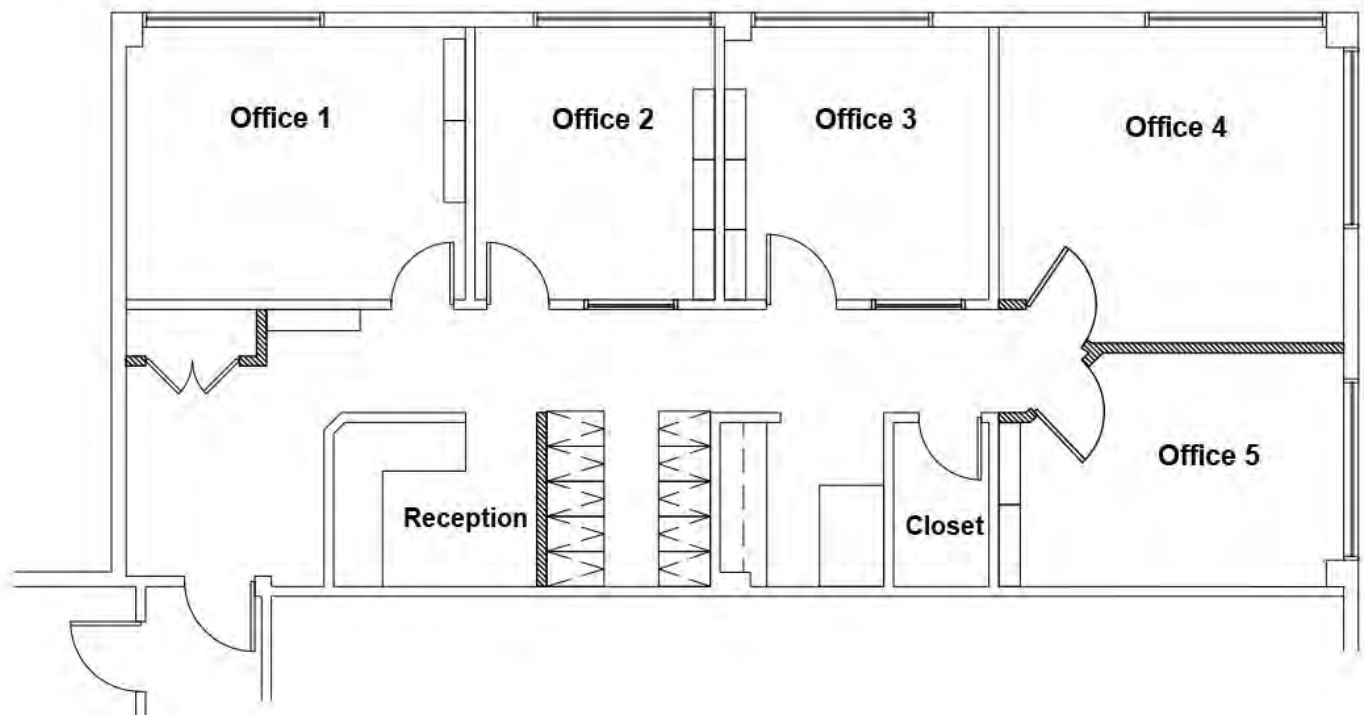
Base Monthly Rent

\$24 per sf - \$2,800/month

Estimated Utilities & Common Area Charges

\$4 per sf - \$465/month

- 5 Private Office
- Reception Area
- Kitchen Area
- Storage and Stationary Room





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SUITE 200 - ADDITIONAL PHOTOS





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SUITE 301

SUITE DETAILS

Total Square Feet

1,974

Base Monthly Rent

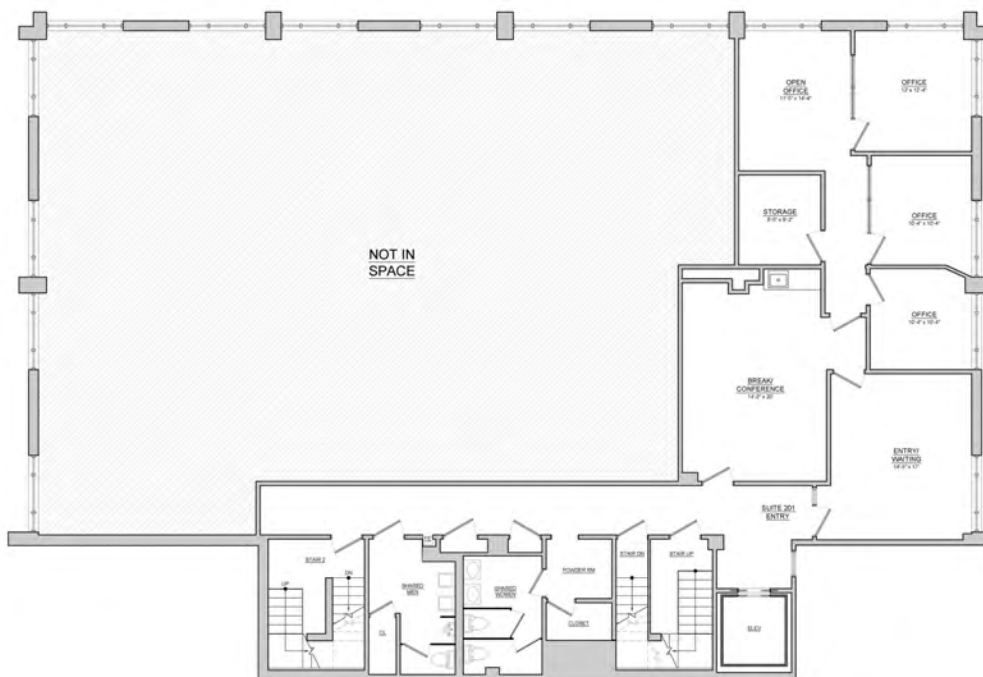
\$24 per sf - \$3,948

Estimated Utilities & Common Area Charges

\$4 per sf - \$658

Current Building Includes:

- 5 Private Offices
- Open Work Areas
- Conference Room
- Breakroom
- Reception
- Storage Closet
- Access to parking garage walkway



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301 PHOTOS





40 GARDEN ST

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SUITE 301

SUITE DETAILS

Total Square Feet

1,974

Base Monthly Rent

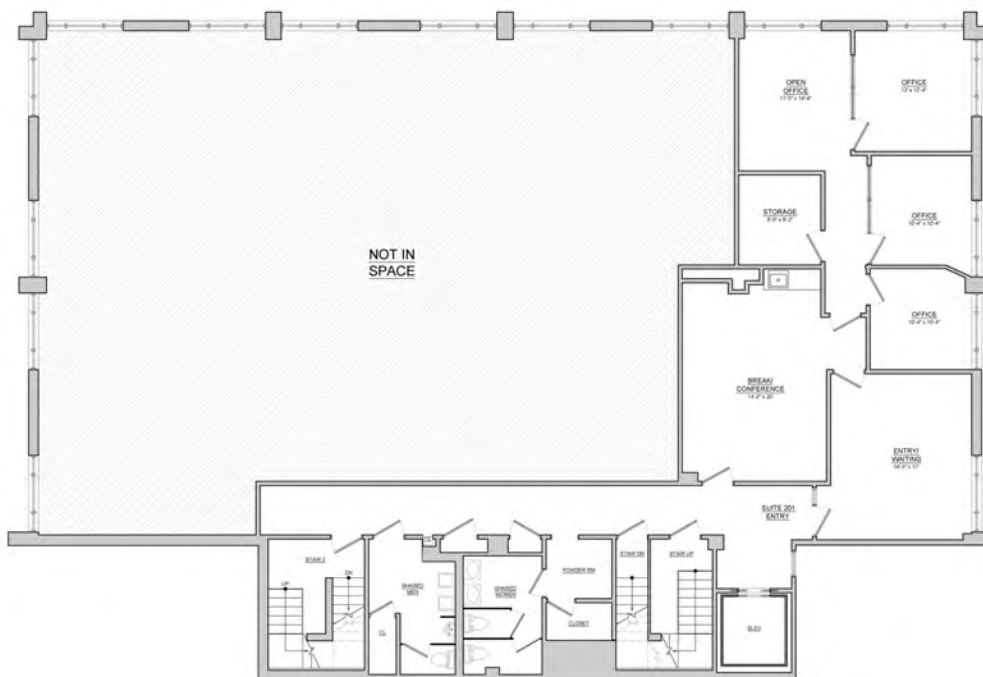
\$24 per sf - \$3,948

Estimated Utilities & Common Area Charges

\$4 per sf - \$658

Current Building Includes:

- 5 Private Offices
- Open Work Areas
- Conference Room
- Breakroom
- Reception
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SUITE 300 - ADDITIONAL PHOTOS



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LOCATION MAP

