

NEWLY RENOVATED 289 MAIN BUILDING

289 MAIN ST, POUGHKEEPSIE, NY 12601

EXECUTIVE SUMMARY



Lease Rate

**\$1,000- \$2,950
PER MONTH**

OFFERING SUMMARY

Available SF:	400 - 2,072 SF
Suites:	201 A, 201 B, 205
Market:	Hudson Valley
Available:	Now
Submarket:	Poughkeepsie

PROPERTY OVERVIEW

Premium office space for rent in a newly renovated building in the heart of the commercial district of downtown Poughkeepsie. Entrance off Garden St. Join a collection of businesses and artists in this beautiful building with an elevator, video intercom entry, and heavy foot traffic.

Beautiful second-floor unit with reception area and unobstructed open space making it conducive to many uses, including office, seminar space, yoga studio, production, art, and more.

PROPERTY HIGHLIGHTS

- Elevator Building
- Video Intercom and Keyless Entry
- Heavy Traffic Building
- Bike Storage
- Desirable area
- Mixed-Use with Retail, Apartments and Office

BRIAN MOSSEY
D. 845.288.4367
M. 845.288.4367
bmossey@bhhshudsonvalley.com

DAVID FEINSTEIN
D. 845.790.6069
M. 845.325.8085
dfeinstein@bhhshudsonvalley.com



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LEASE SPACES

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	400 - 2,072 SF	Lease Rate:	\$1,000 - \$2,950 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201 - A	Available	1,000 SF	Modified Gross	\$1,800 per month	Large Open space with separate reception area and private bathrooms. Space can be divided into multiple units.
Suite 201 - B	Available	2,072 SF	Modified Gross	\$2,950 per month	Large Open space with separate reception area and private bathrooms. Space can be divided into multiple units.
Suite 205	Available	450 SF	Modified Gross	\$1,000 per month	-

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ADDITIONAL PHOTOS



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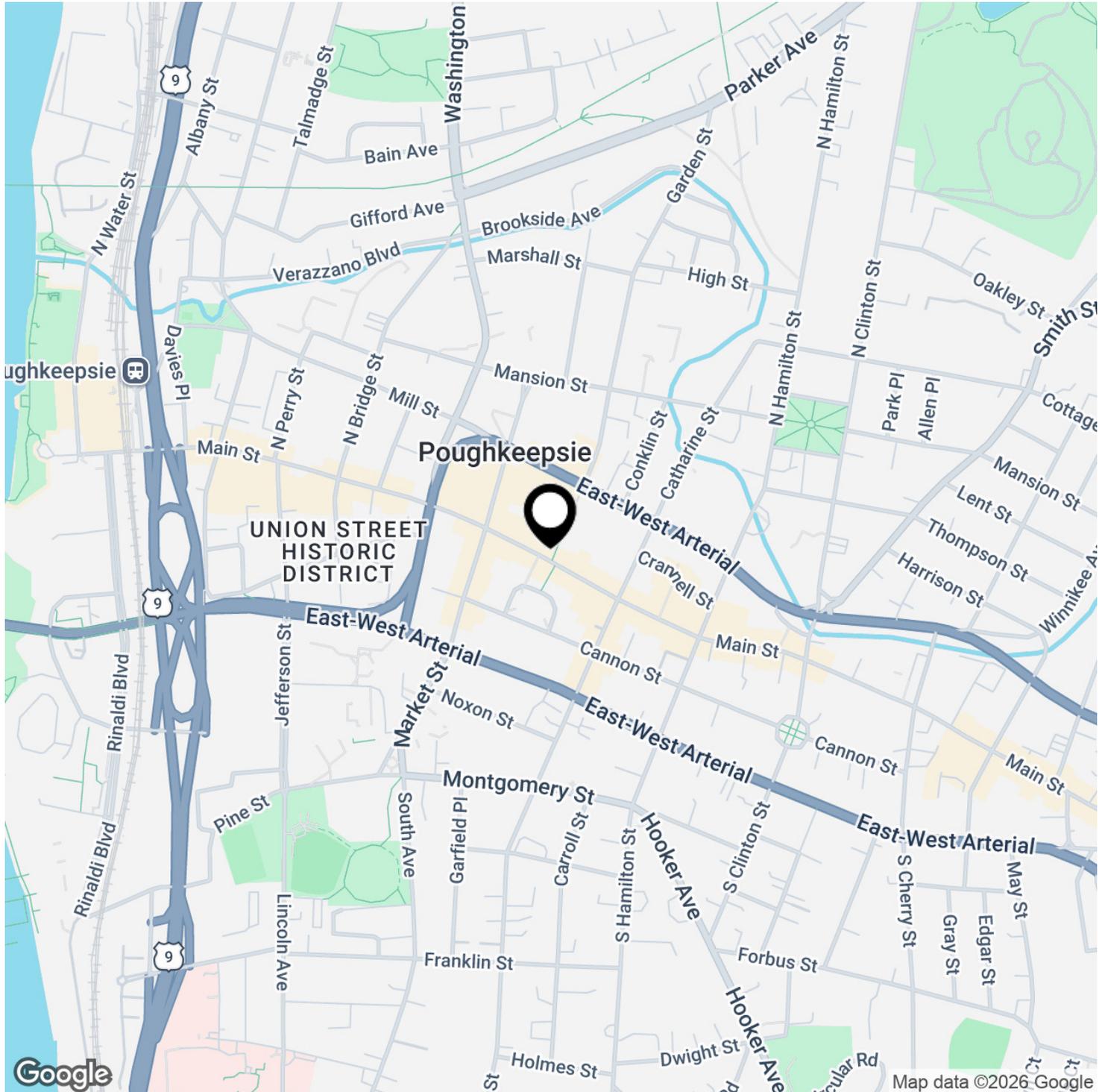
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LOCATION MAP

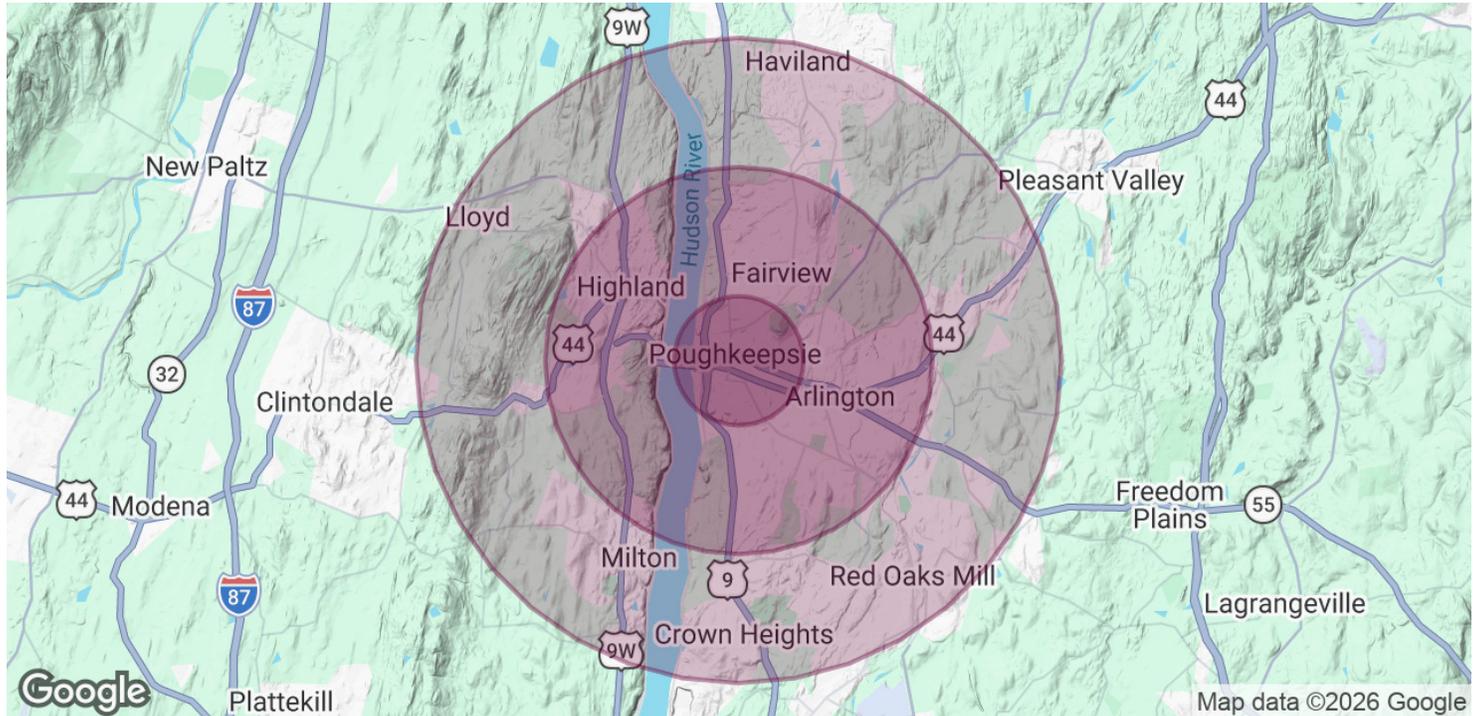




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,790	59,988	91,467
Average Age	35.6	37.9	39.9
Average Age (Male)	35.7	37.4	38.9
Average Age (Female)	36.6	39.0	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,025	25,432	37,913
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$54,721	\$79,927	\$89,788
Average House Value	\$130,707	\$181,254	\$222,763

* Demographic data derived from 2020 ACS - US Census