


FOR SALE OR LEASE

33,000± SF ON 0.84± ACRE

Property Highlights

- Technology/office building with co-tenancy with Progressive Expert Consulting
- Progressive Expert Consulting occupies 50%± of the building, balance available for user/buyer or tenant
- Two suites available 9,000± SF and 5,000± SF, office furniture included
- Large electrical service (800 amp / 3 phase)
- Class a finishes (upgraded) with conducive floor plans (as-built)
- 45 car, on-site parking
- Convenient and highway accessible location
- Close (6 blocks) to all services in the Central Business District
- Restaurant on site

Demographic

	1 Mile	3 Miles	5 Miles
Population	28,775	146,511	223,564
Households	13,357	60,428	93,976
Average H.H. Income	58,916	70,325	82,552
Daytime Employees	56,997	107,158	167,211

Source: ESRI Business Analyst 2025

Traffic Counts

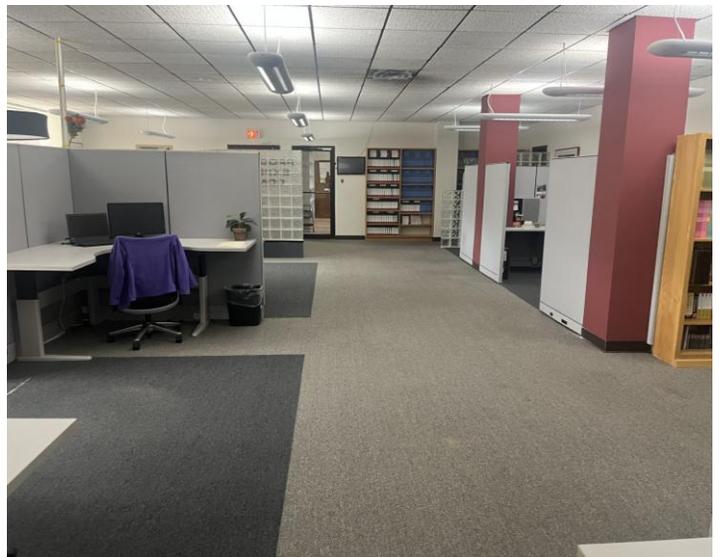
James Street	10,689 AADT
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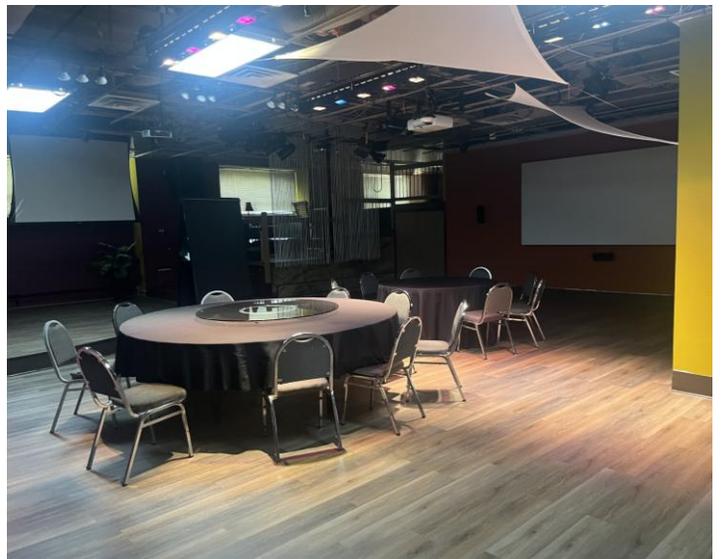
Source: NYS DOT 2024

EXCLUSIVE CONTACT

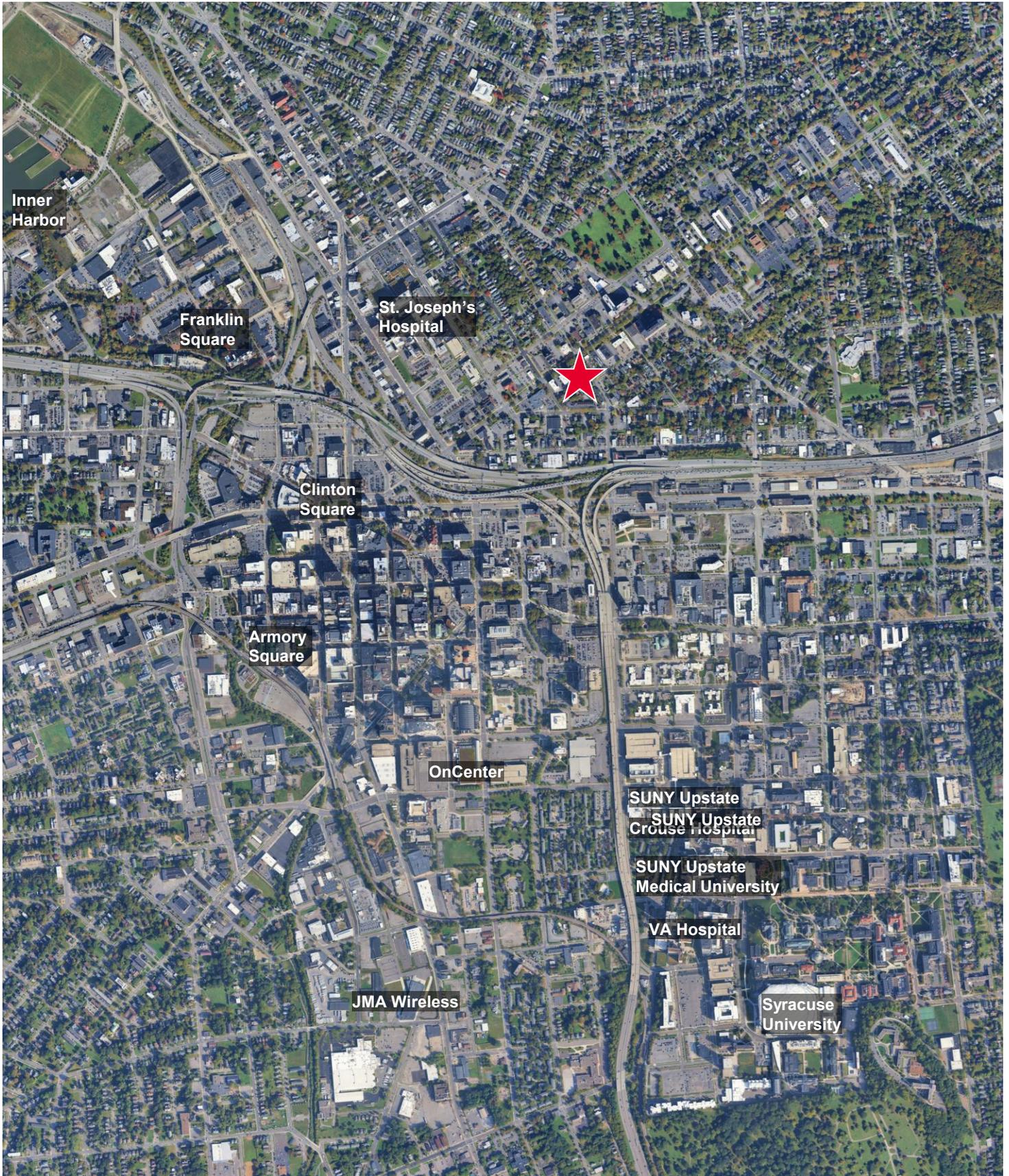
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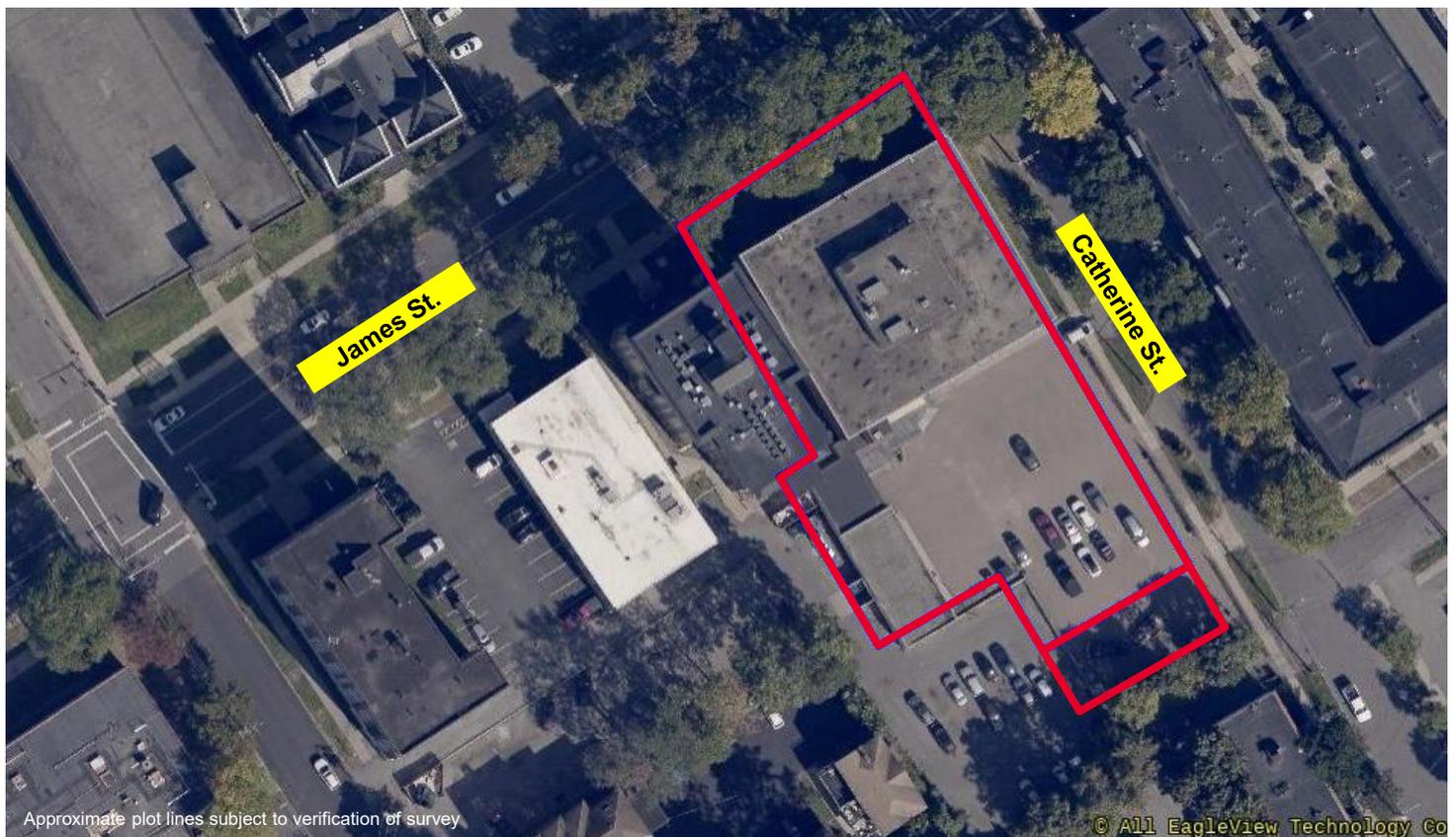
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Approximate plot lines subject to verification of survey

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