

OFFICE BUILDING FOR LEASE

DREW HALL: The New Riverside Gardens Complex

400 Riverside Dr,
Johnson City, NY 13790

OFFERING MEMORANDUM



EDDY PEZZINO
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185 CLINTON AVE, CORTLAND, NY 13045
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Office Building For Lease

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial Industrial in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

Property Information

400 Riverside Dr,
Johnson City, NY 13790



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PROPERTY DESCRIPTION

Welcome to the epitome of contemporary sophistication at 400 Riverside Dr. This architecturally impressive property boasts abundant natural light, expansive and versatile floor plans, and cutting-edge security features. Tenants and visitors will appreciate the convenience of dedicated parking and access to an on-site fitness center and wellness amenities. High-speed internet, sustainable building elements, and professional property management ensure a seamless experience for all occupants. With flexible lease terms and a focus on collaborative spaces, this location offers a dynamic environment tailored to the needs of modern businesses. Experience a fusion of style, functionality, and convenience in this exceptional leasing opportunity.

PROPERTY HIGHLIGHTS

- - Modern, sleek architectural design
- - Ample natural light throughout the building
- - Spacious, open floor plans for flexible layout options
- - State-of-the-art security and access controls
- - Dedicated parking for tenants and visitors
- - On-site fitness center and wellness amenities

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OFFERING SUMMARY

Lease Rate:	\$9,000.00 per month (Gross)
Number of Units:	1
Available SF:	9,000 SF
Lot Size:	16 Acres
Building Size:	9,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	829	5,028
Total Population	856	2,405	14,801
Average HH Income	\$73,541	\$98,330	\$94,866

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LOCATION DESCRIPTION

Discover the vibrant surroundings of the property, nestled in the heart of Johnson City, NY. Enjoy a dynamic mix of urban amenities and natural beauty, with convenient access to local dining, shopping, and entertainment options. Take a stroll through nearby Wilson Hospital, or explore the tranquil serenity of the Wilson Park. Business professionals will appreciate the proximity to various corporate offices and commercial establishments in the area. With an ideal blend of city conveniences and suburban charm, the location offers a perfect balance for work and leisure.

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- - State-of-the-art security and access controls
- - Dedicated parking for tenants and visitors
- - On-site fitness center and wellness amenities
- - High-speed internet and advanced technology infrastructure
- - Sustainable, energy-efficient building features
- - Professional on-site property management team
- - Convenient access to major transportation routes
- - Flexible lease terms to suit tenant needs
- - Collaborative common areas and meeting spaces
- - Nearby dining options



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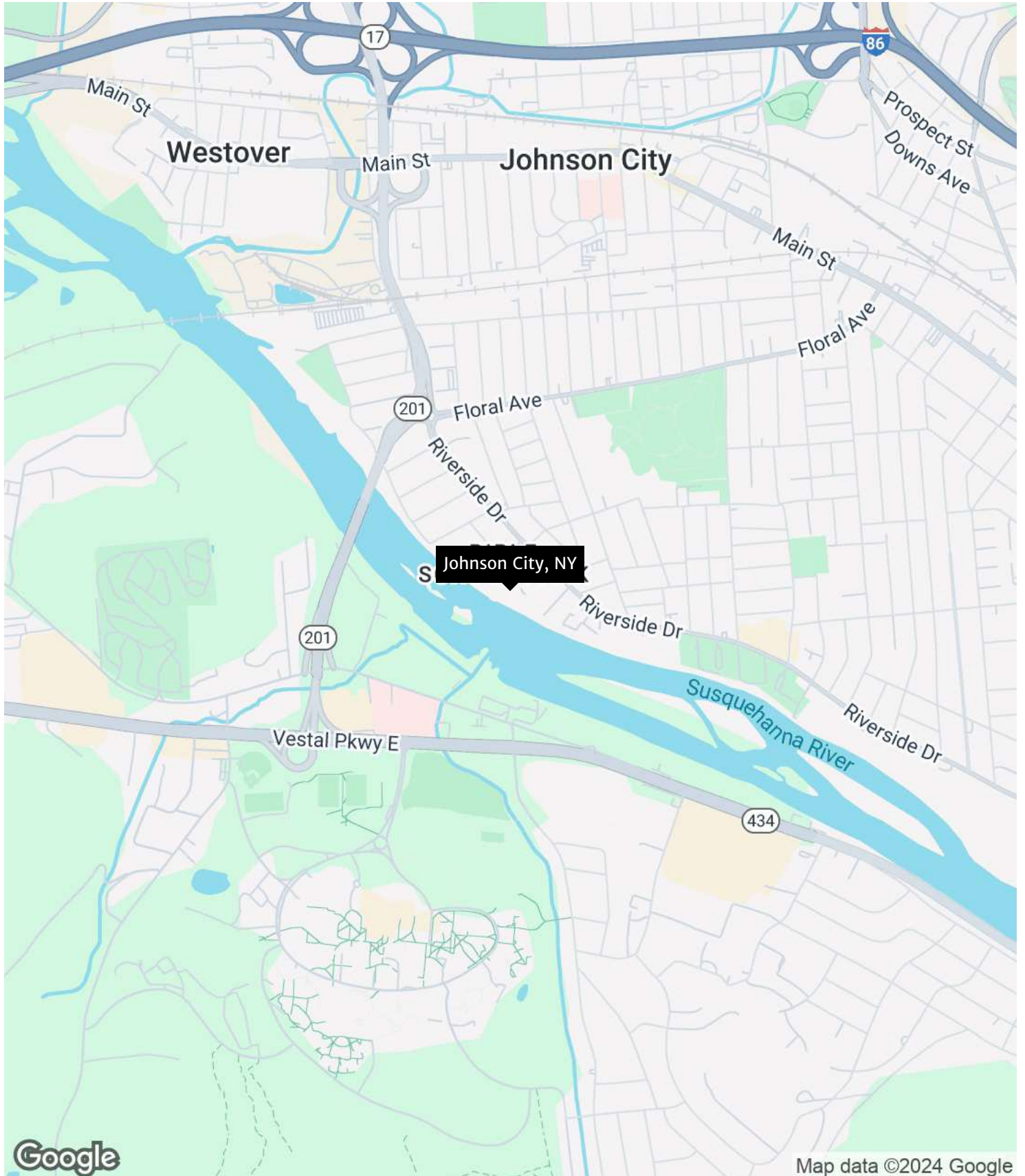
Location Information

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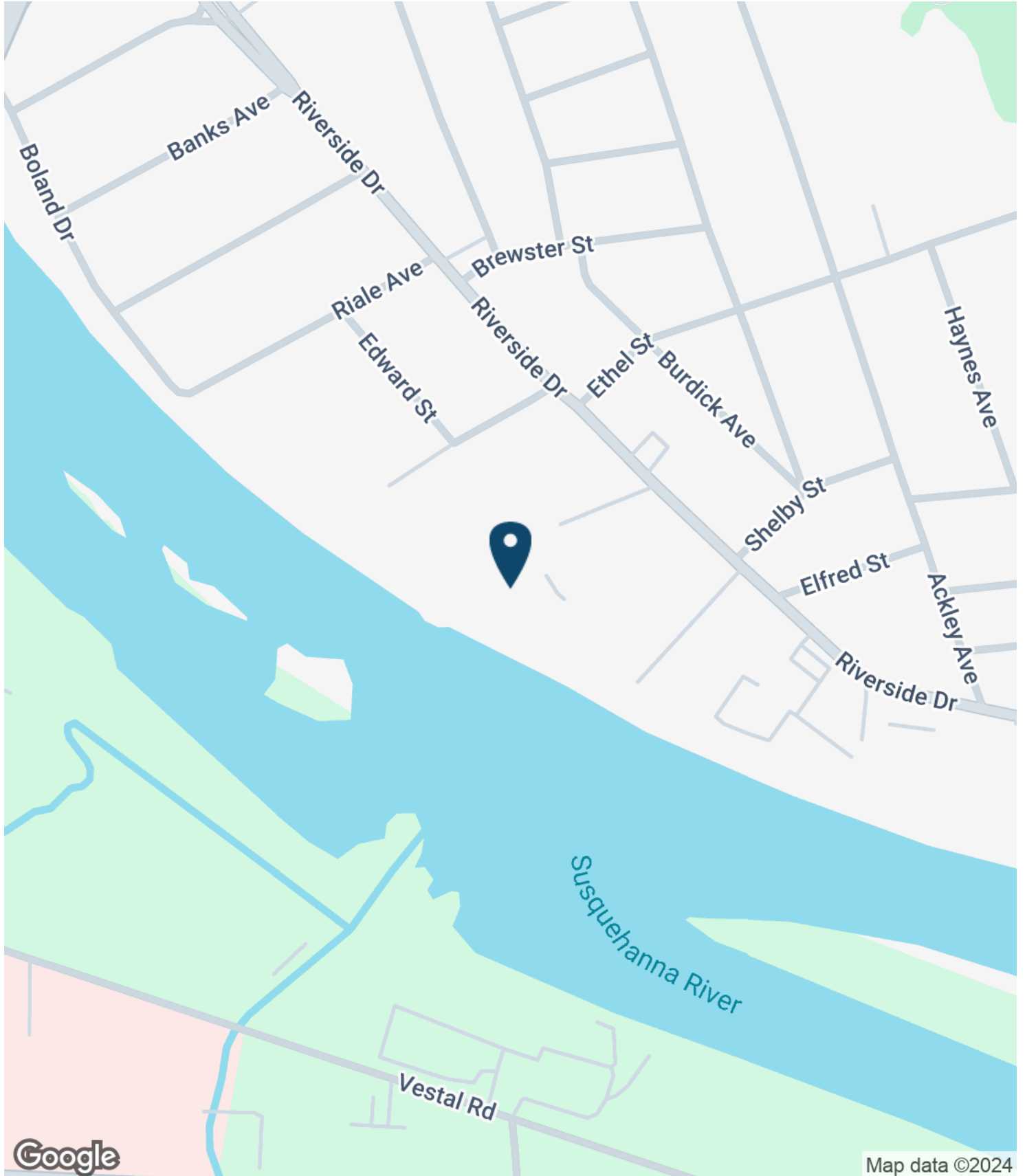


Map data ©2024 Google

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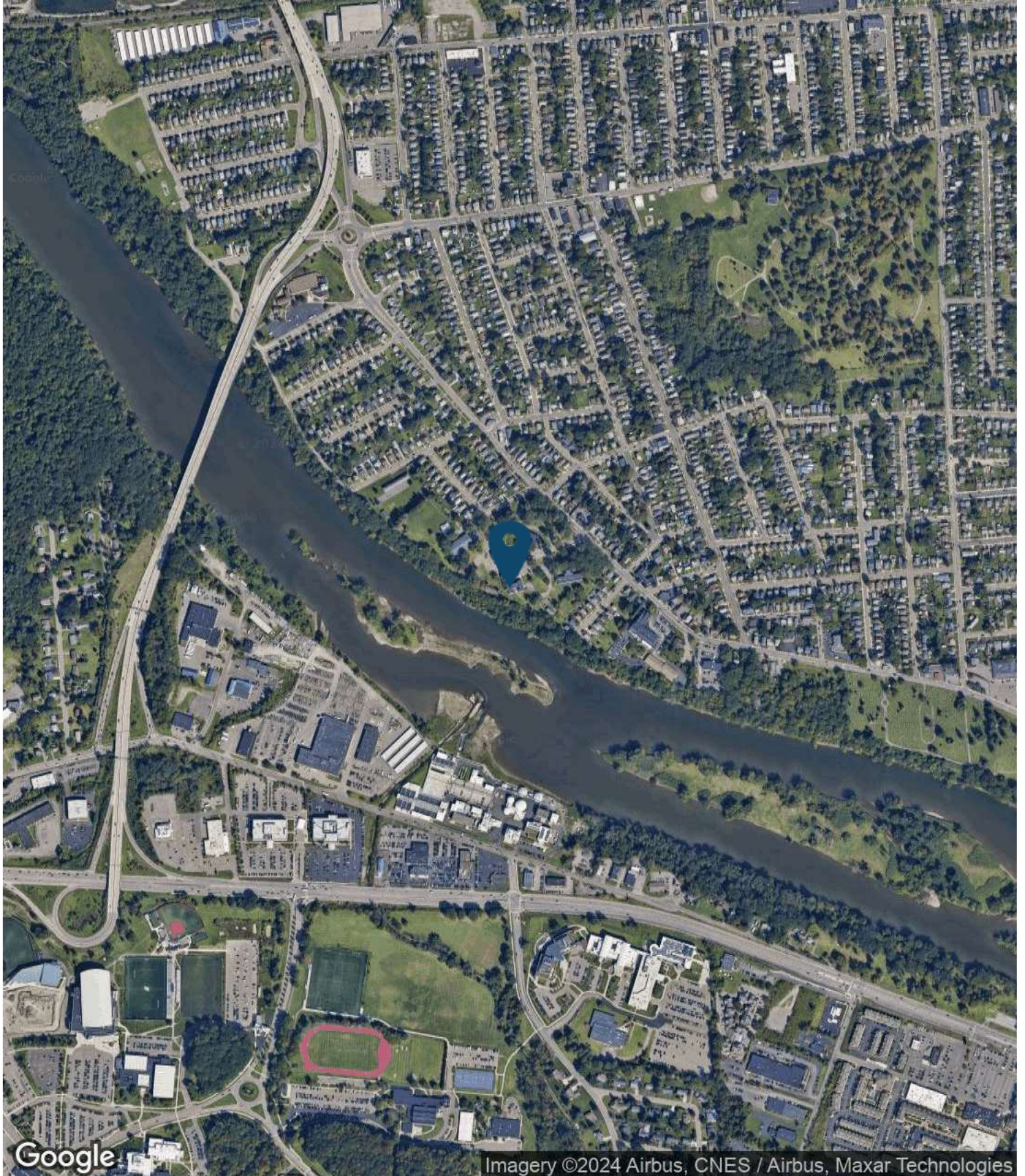


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Demographics

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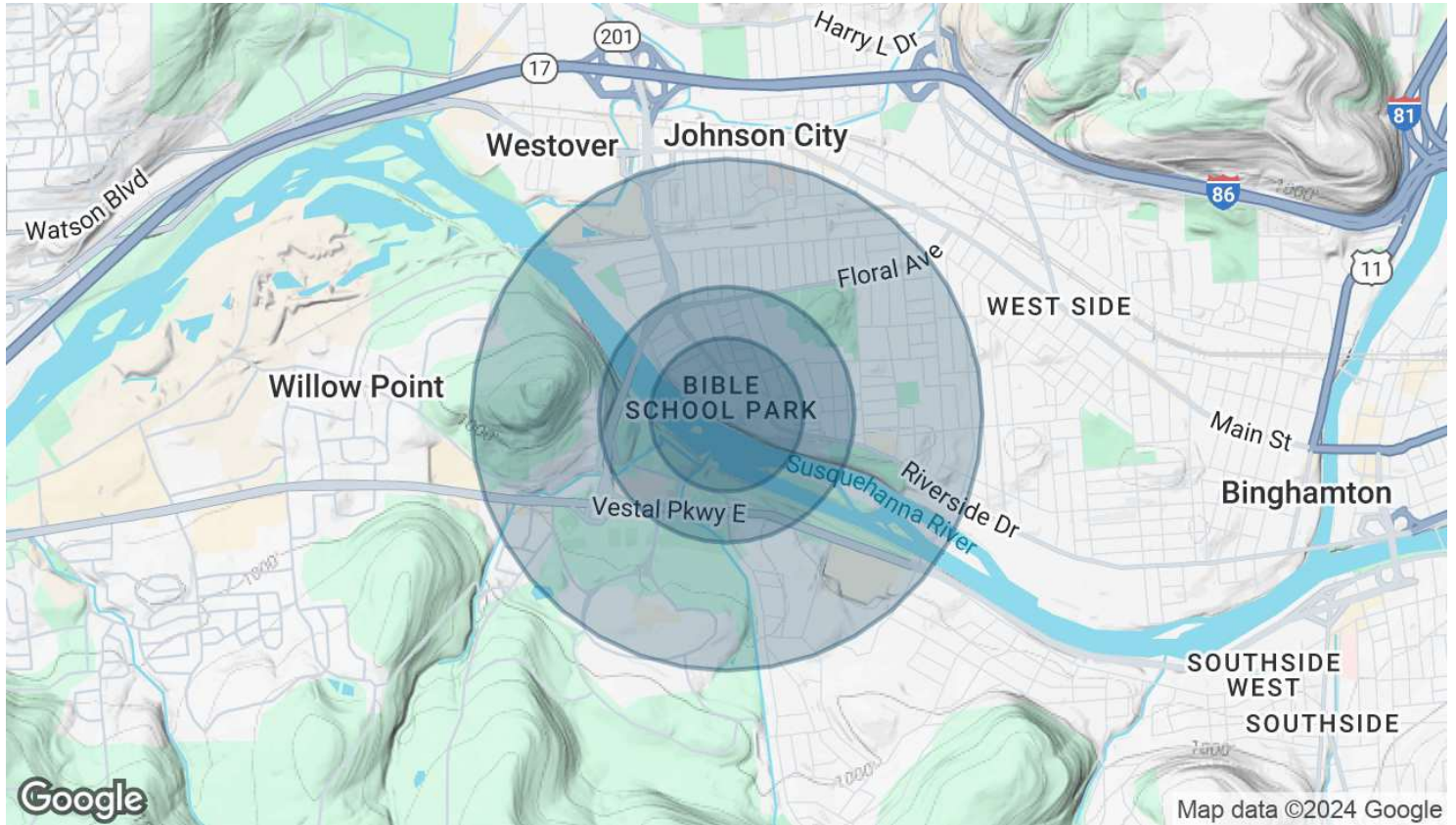


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	856	2,405	14,801
Average Age	45	41	36
Average Age (Male)	43	39	35
Average Age (Female)	47	42	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	829	5,028
# of Persons per HH	2.2	2.9	2.9
Average HH Income	\$73,541	\$98,330	\$94,866
Average House Value	\$144,467	\$176,815	\$191,957

Demographics data derived from AlphaMap

Advisor Bios

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PROFESSIONAL BACKGROUND

Born and raised in Upstate New York, I have always been deeply connected to the Greater Binghamton area. As both an athlete and a dedicated student, I grew up with a passion for teamwork and discipline, which shaped my career and life. Over the years, I've worn many hats—coach, mentor, entrepreneur—and have become a dedicated community advocate and successful business leader.

With a degree in sports management with a concentration in business from the University of Phoenix, I transitioned my skills into the restaurant industry, owning and managing several successful establishments. I've also been actively involved in real estate acquisitions for over 20 years, furthering my expertise in business management, negotiation, and customer satisfaction. My commitment to the local community is unwavering, and I take immense pride in giving back, both through donations and volunteering my time to support local charities and causes. Above all, my most cherished role is being a father to 8 incredible children.

Now, as part of the esteemed Yaman Real Estate team of true professionals, I leverage the collective expertise and reputation of a renowned brokerage to provide my clients with the highest standard of service. The Yaman team's commitment to professionalism, integrity, and success aligns perfectly with my personal mission to always deliver excellence in every transaction.

Over the past year, I've made significant strides in real estate. My work at Yaman Real Estate and as a developer has positioned me as a key player in the local market, focusing on strategic growth and profitable investments.

I've structured several high-profile real estate deals, including the ongoing development of Riverside Gardens, a project aimed at revitalizing the community while providing sustainable housing solutions. My ability to negotiate and bring value to my clients has been a cornerstone of these deals.

Community Engagement and Charitable Contributions: Continuing my commitment to giving back, I've donated both time and resources to various local charities and community-driven initiatives, making an impact where it counts most.

Coaching and Mentoring: My love for sports continues as I coach youth and adult baseball teams, instilling values of teamwork, dedication, and perseverance. Coaching allows me to give back to the community in ways that foster growth and personal development in young athletes.

Recognition in Business and Leadership: Over the past year, I've been recognized for my work in real estate. These accolades highlight my dedication to excellence, strong work ethic, and ability to produce results that exceed expectations.

With more than 20 years of experience as a business owner and coach, I bring a unique blend of leadership, motivation, and industry expertise to my role as a real estate professional at Yaman Real Estate. My ability to compete at the highest level, coupled with a relentless drive to succeed, ensures that I deliver unparalleled results for both my team and my clients. Whether closing a complex deal or leading a new project, I strive to exceed expectations at every turn. My perseverance, commitment to excellence, and dedication to building lasting relationships ensure that those who trust in my abilities can always count on the best effort and the finest results.

Yaman Commercial Industrial

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