



OFFICE BUILDING FOR LEASE

# MEDICAL OFFICE BUILDING - NORTHERN MEDICAL GROUP

159 BARNEGAT ROAD, POUGHKEEPSIE, NY 12601

**BRIAN MOSSEY**  
Real Estate Salesperson  
D. 845.288.4367  
bmossey@bhhshudsonvalley.cc



**BERKSHIRE HATHAWAY**  
HomeServices  
Hudson Valley Properties

# MEDICAL OFFICE BUILDING - NORTHERN MEDICAL GROUP

159 BARNEGAT ROAD, POUGHKEEPSIE, NY 12601

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$24.00 - 28.00 SF/yr (NNN)
Building Size:	52,272 SF
Available SF:	1,000 - 7,500 SF
Lot Size:	6 Acres
Year Built:	1983
Zoning:	IH

### PROPERTY OVERVIEW

159 Barnegat Road in Poughkeepsie offers prime medical office space, conveniently located near Route 9 and Vassar Brothers Medical Center. Come join a well-established, multi-specialty medical community, committed to offering the highest quality healthcare. Multiple suites and buildout options available. Large parking lot and professionally managed property.

### PROPERTY HIGHLIGHTS

- Central Dutchess County location with ample parking
- Multi-speciality medical co-tenants
- Available space on the 1st Floor - 6,678 Square Foot former bank with drive-thru
- 2nd Floor medical and executive office space
- Additional suites on the lower level available

### BRIAN MOSSEY

Real Estate Salesperson  
D. 845.288.4367  
bmossey@bhhshudsonvalley.com

# MEDICAL OFFICE BUILDING - NORTHERN MEDICAL GROUP

159 BARNEGAT ROAD, POUGHKEEPSIE, NY 12601

## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 7,500 SF	Lease Rate:	\$24.00 - \$28.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
159 Barnegat	Available	1,380 - 3,028 SF	NNN	\$26.00 SF/yr	Existing buildout - Executive suites and large conference room.
159 Barnegat Road	Available	3,000 - 6,678 SF	NNN	\$28.00 SF/yr	Existing Buildout: Former bank with drive-thru
159 Barnegat Road	Available	1,000 - 4,263 SF	NNN	\$24.00 SF/yr	Lower level office space and medical suites.
159 Barnegat Road	Available	7,500 SF	NNN	\$28.00 SF/yr	Existing medical office build-out.

# MEDICAL OFFICE BUILDING - NORTHERN MEDICAL GROUP

159 BARNEGAT ROAD, POUGHKEEPSIE, NY 12601

## ADDITIONAL PHOTOS





# MEDICAL OFFICE BUILDING - NORTHERN MEDICAL GROUP

159 BARNEGAT ROAD, POUGHKEEPSIE, NY 12601

## LOCATION MAP

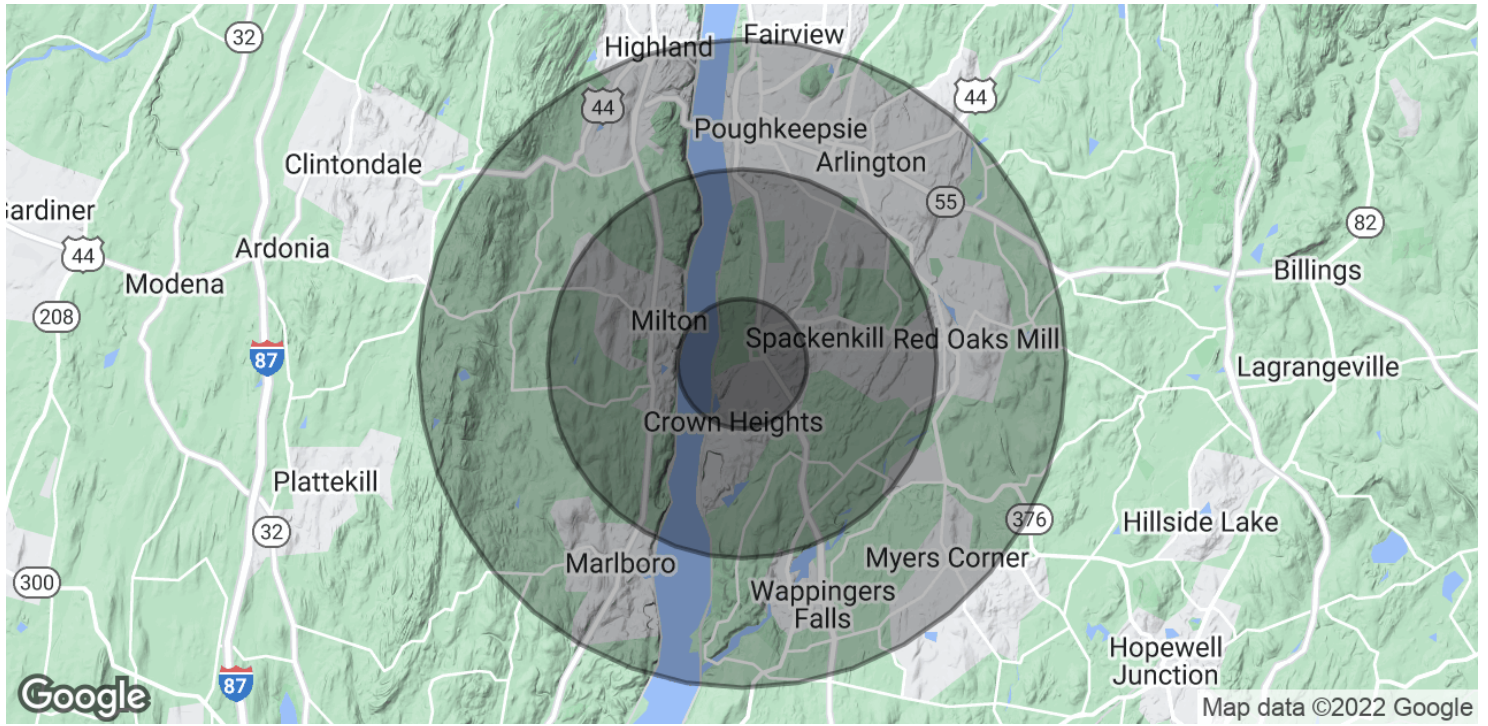




# MEDICAL OFFICE BUILDING - NORTHERN MEDICAL GROUP

159 BARNEGAT ROAD, POUGHKEEPSIE, NY 12601

## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,239	31,120	111,711
Average Age	40.8	42.8	37.0
Average Age (Male)	39.4	41.2	35.5
Average Age (Female)	41.8	43.9	37.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,229	12,307	43,206
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$94,183	\$88,595	\$70,345
Average House Value	\$289,996	\$287,983	\$285,784

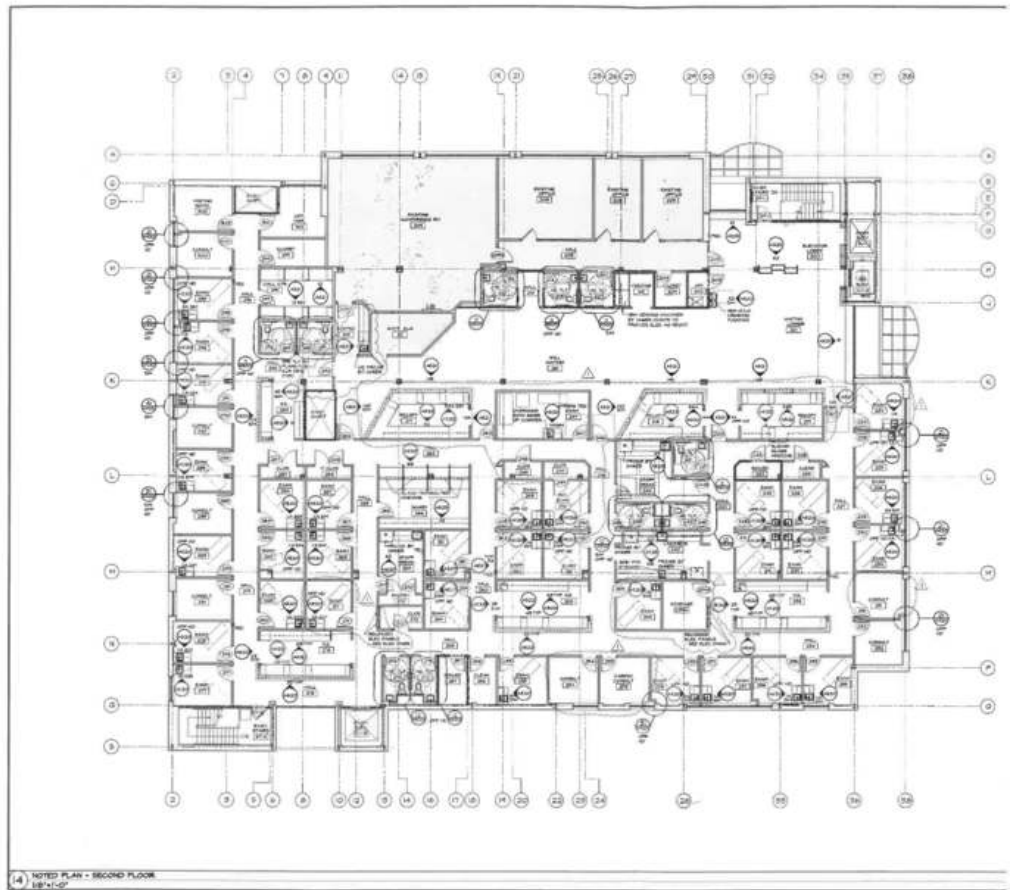
\* Demographic data derived from 2020 ACS - US Census



# MEDICAL OFFICE BUILDING - NORTHERN MEDICAL GROUP

159 BARNEGAT ROAD, POUGHKEEPSIE, NY 12601

## FLOOR PLANS





# MEDICAL OFFICE BUILDING - NORTHERN MEDICAL GROUP

159 BARNEGAT ROAD, POUGHKEEPSIE, NY 12601

## FLOOR PLANS

