

Medical Retail or Office Space Available – 643 RT. 211 East

2,000 SF or 4,000 SF AVAILABLE AT 643 RT 211 East, Middletown, New York



Leasing Contact: Travis Conley

tconley@aenac.com

646-453-3271



Construction
Design + Build
Facility Management

About 643 RT 211 E

643 RT 211 E is a unique retail medical and office property with a professional atmosphere that resides on the well-developed commercial corridor of Route 211 East. The building is located on a busy corridor providing high visibility and a significant amount of local drive by traffic. The nearby highway exits of Routes 17 and 84 provide quick accessibility to the surrounding area adding to traffic volume for great market exposure. The building was strategically placed on 2.8 acres of landscaped land to maximize natural light exposure, as well as provide tenants with opportunities for business or retail frontage. The building was originally constructed in 1995 consisting of approx. 16,000 rentable square feet. In 2004 the owner's design-build firm, AENA, went through the process of completing systematic renovations and upgrades to make 643 RT 211 E a sustainably focused facility.



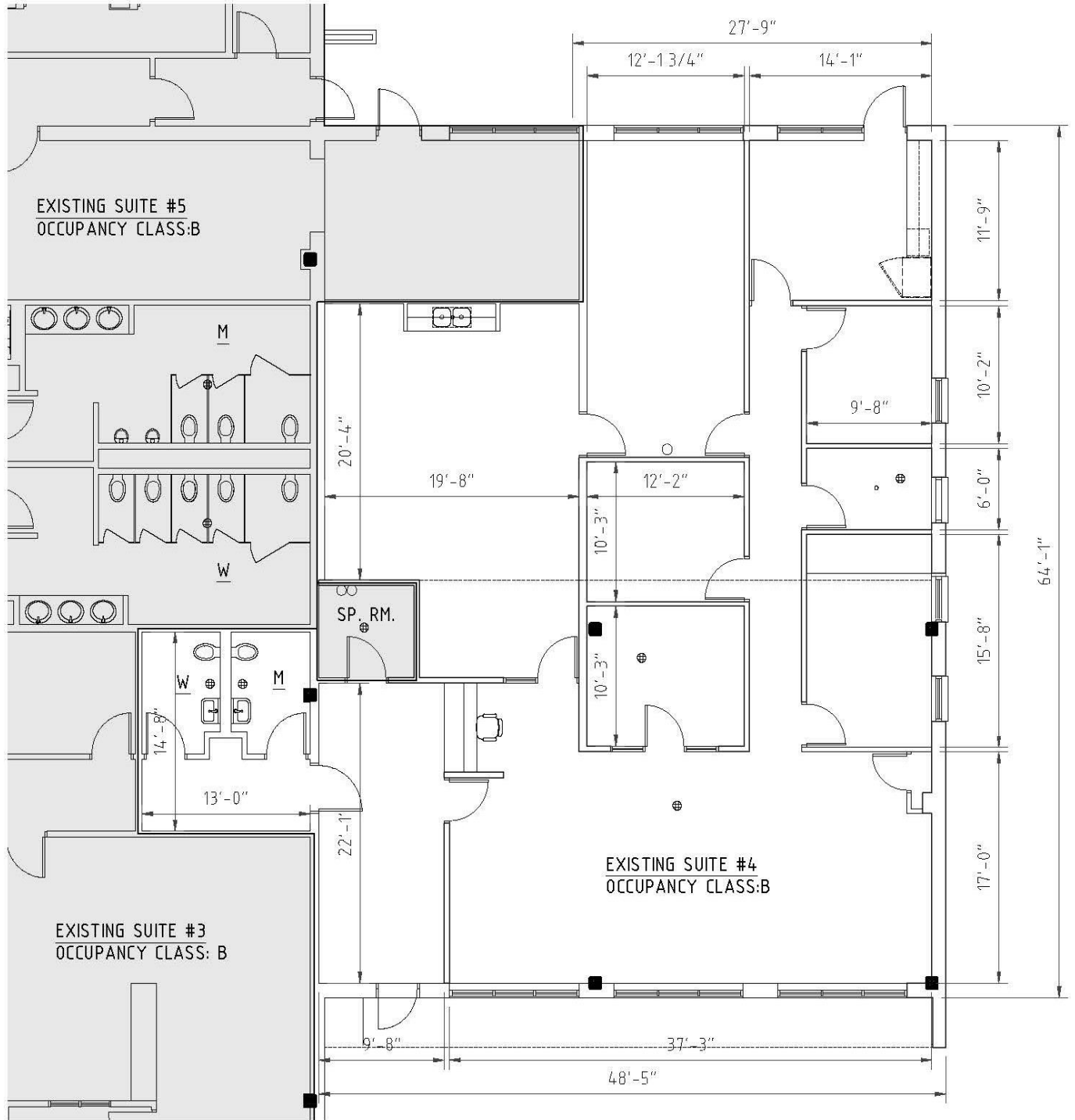
Construction
Design + Build
Facility Management

Area Overview

The building resides in Orange County which is approximately 40 miles northwest of New York City and connected to NYC, Albany, Pennsylvania, Connecticut, and New Jersey via the NYS Thruway/I-87, I-84 and Route 17. The property, 643 RT 211 E, is strategically positioned on a developed commercial corridor in the Town of Wallkill and is surrounded by retail outlets, restaurants, commercial offices, national chain businesses, and shopping plazas. The property offers great exposure and access for any business as it is situated right along RT 211 E providing multiple branding and marketing opportunities.

Attractions within 1 mile;

- UPS, Staples, Verizon, Sprint
- TD Bank, Bank of America, M&T Bank, First Niagara, Chase
- Starbucks, Dunkin Donuts, Buffalo Wild Wings, Red Lobster, Five Guys, Olive Garden McDonalds
- Home Depot, Lowes, Walmart, Big Lots,
- Sears, Macy's, Dick's Sporting Goods, JC Penny, Men's Warehouse

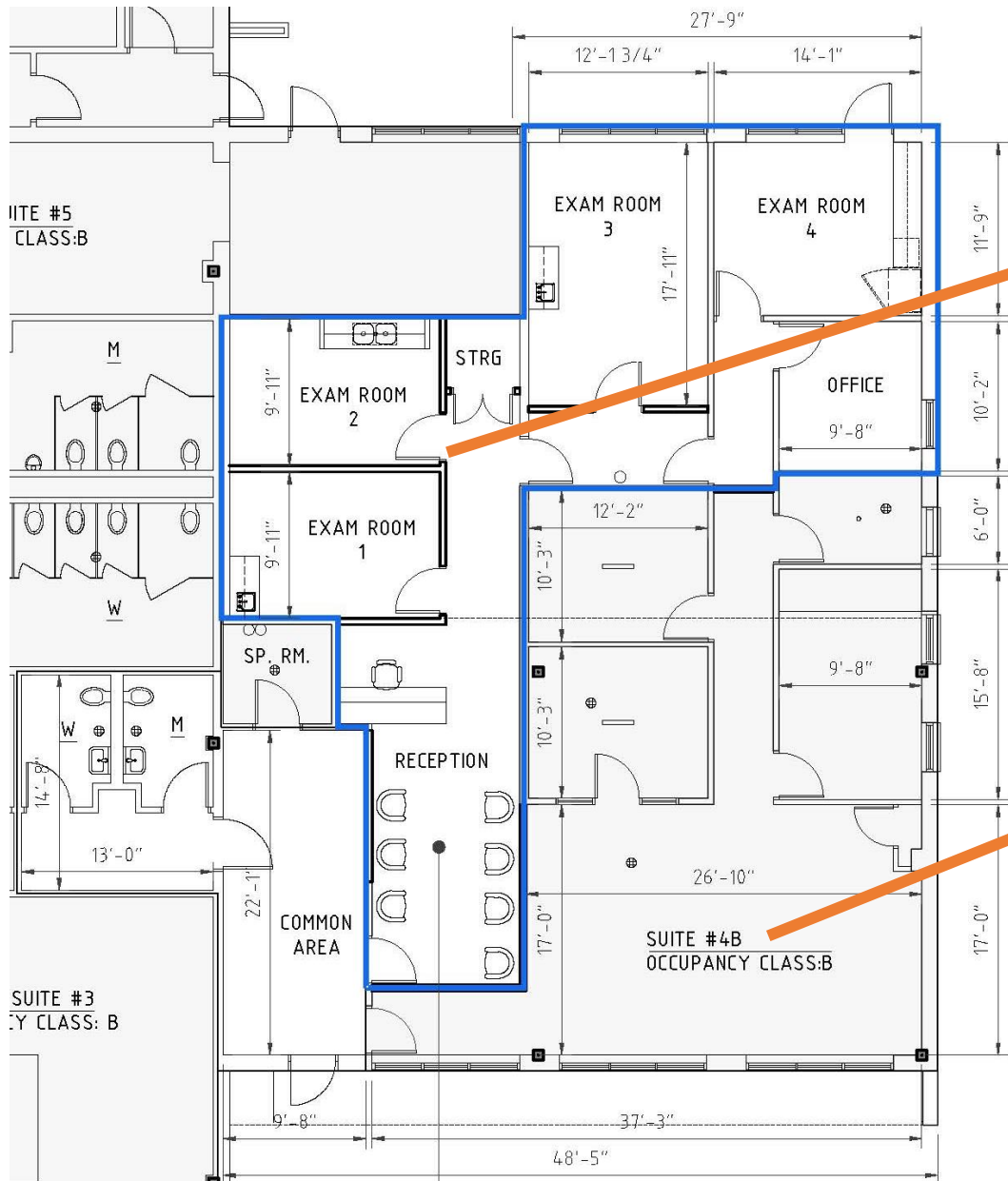


Floorplan As Built 4,074 SF

All Floorplans subject to change and modification as required by Tenant Use/Requirements. Landlords in house designer can modify plans as needed for lease planning.



Construction
Design + Build
Facility Management



Suite # 4A – 2,205 RSF

Suite # 4B – 1,869 RSF

**Floorplan Concept:
Space Split into 2 units**

All Floorplans subject to change and modification as required by Tenant Use/Requirements. Landlord's in house designer can modify plans as needed for lease planning.

Interior Office Pictures As Built



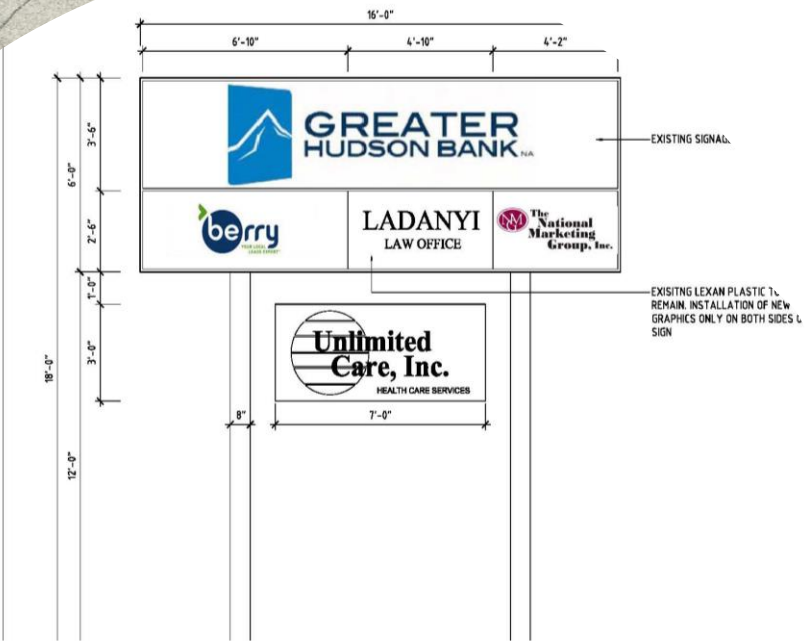


Exterior Office Pictures & Signage



Pylon Signage – RT 211 E

The pylon signage located on RT 211 E provides exceptional exposure and branding opportunities. Additionally, Tenants can install signage on the building's exposed Façade as well for additional marketing opportunities.



General Pricing & Terms

4,074 SF : Entire Unit # 4

SF Size: 4,074 RSF

Asking Rent: \$13 per SF, \$4,413.50 per month

Term: 3-10 Years with Renewal Options

CAM/OPEX %: Est. Monthly \$2,000

1,869 -2,205 SF: Partial Unit # 4

SF Size: 1,869 or 2,205 RSF

Asking Rent: \$15 per SF, \$2,336 -\$2,756 per month

Term: 3-10 Years with Renewal Options

CAM/OPEX %: Est. Monthly \$918 - \$1,082



Leasing Contact: Travis Conley

tconley@aenac.com

646-453-3271

About Us:

We are Real Estate Owners, Builders, and Managers focused on developing and managing innovative and dynamic commercial spaces. Our in-house team can provide tenants with turnkey customized space solutions and provide all design, construction, and maintenance services from the initial concept stages to occupancy. By combining our real estate, construction, and management resources under a single umbrella we provide our Tenants with a streamlined and efficient leasing process. Our team at 643 RT 211 E Street can assist prospective tenants in all phases of the leasing and relocation process to make the transition into our building seamless. Tenants will have the ability to work with our designers during concept planning to develop a customized floorplan to meet their professional requirements. Once floorplans have been developed and a lease is finalized our construction team can handle the workload and deliver the space turnkey. Our full-service team is available to assist tenants throughout lease planning and then occupancy. Our ultimate goal is to provide first class service in order to maintain successful long-term relationships with our Tenants.

Leasing Contact / Managing Agent

Travis Conley

tconley@aenac.com

646-453-3271

www.aenaconstruction.com

Leasing & Management Office

AENA

144 E 44th Street, 6th Floor

New York, NY 10017

212-338-0111 ext. 121



Leasing Contact: Travis Conley

tconley@aenac.com

646-453-3271



Construction
Design + Build
Facility Management