

NEWLY RENOVATED 289 MAIN BUILDING

289 MAIN ST, POUGHKEEPSIE, NY 12601



EXECUTIVE SUMMARY



Lease Rate	\$1,000.00 - 4,500.00 PER MONTH
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OFFERING SUMMARY

Available SF:	400 - 2,250 SF
Market:	Hudson Valley
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

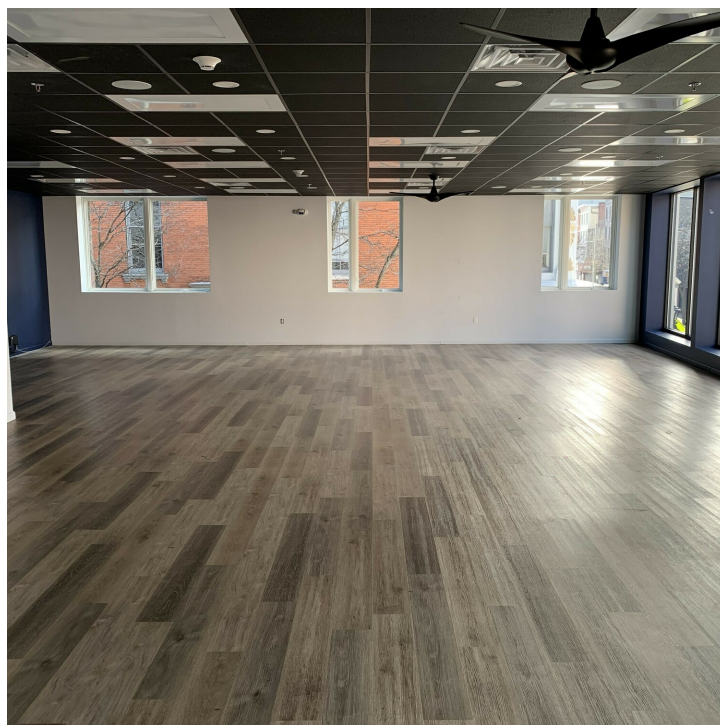
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ADDITIONAL PHOTOS





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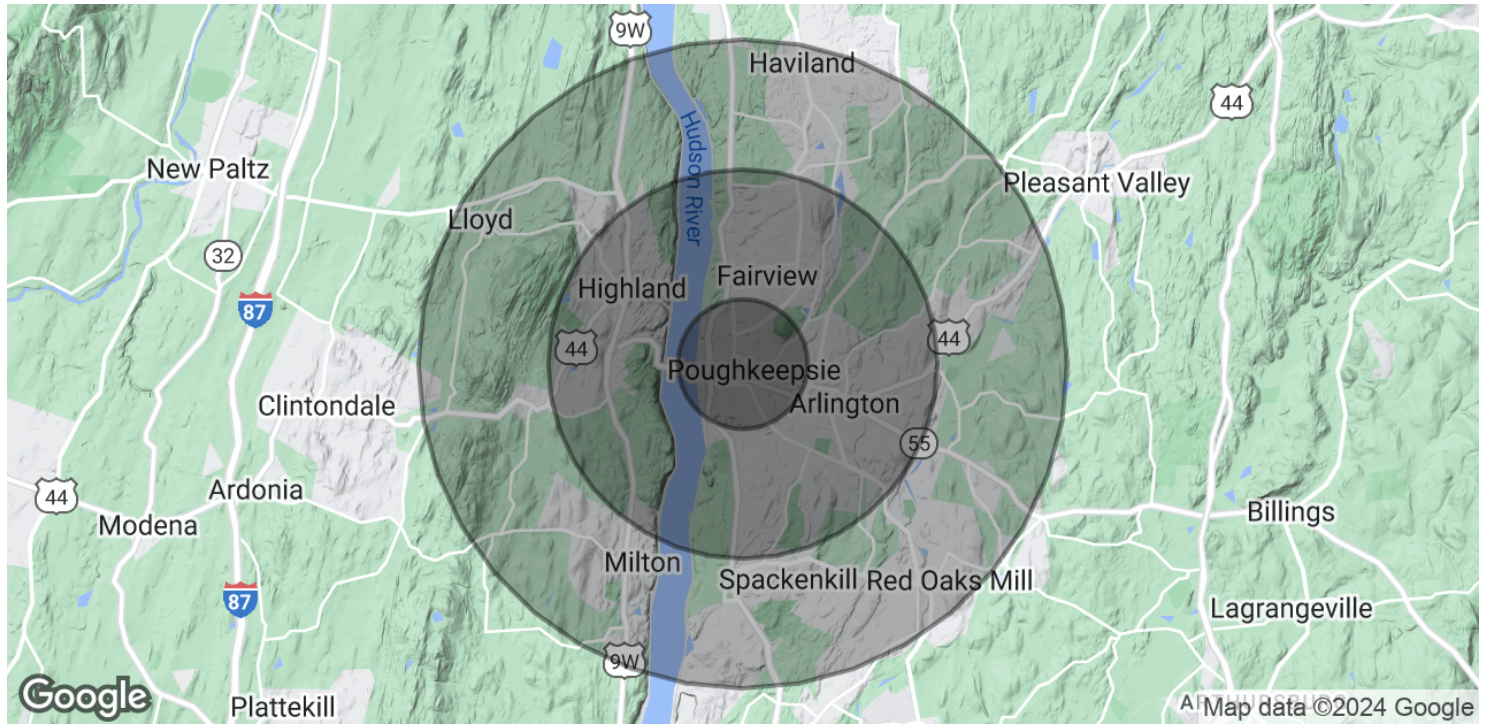
LOCATION MAP



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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