

85 Crystal Run Road

MIDDLETOWN, NEW YORK 10940



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EXECUTIVE SUMMARY

As exclusive agent, Cushman & Wakefield Pyramid Brokerage Company is pleased to offer space for lease at **85 Crystal Run Road** located in Middletown*, Orange County, New York. Located immediately off I-84 and Route 17, this 164,070 SF headquarters-quality office building with 87,461 SF available for lease (ranging from 7,556 SF to 53,060 SF blocks) is located in the heart of one of the Mid-Hudson Region's most prominent Commercial and medical corridor. The property's highly accessible location at the intersection of I-84 and Route 17 allows it to attract a deep labor pool in one of New York State's most rapidly growing counties.

The Property is situated within Crystal Run Corporate Park which is considered as the premier office and workplace setting within Orange County. Its 21-acre site provides beautifully landscaped, park-like setting and contains 807 parking spaces, a generous parking ratio of 4.9 per 1,000. The four-story, Class-A office building provides headquarters-quality workspace for its employees. *Middletown mailing address in the Town of Wallkill.

For more information about pricing and available space, please contact any of the team members listed below:

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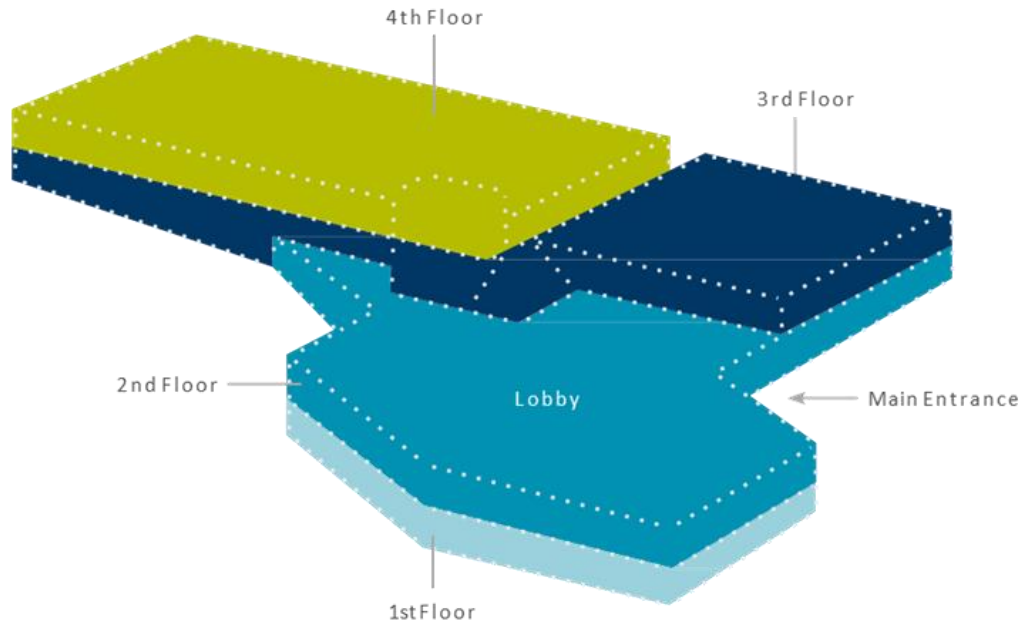
DEMARIES CANCEL

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STACKING PLAN



SITE DESCRIPTION, PHYSICAL & CONSTRUCTION FEATURES

Year of Construction:

1990

Rentable Bldg. Area:

164,070 square feet.

Rentable Floor Area:

2nd floor: 21,216 RSF (At grade)

3rd floor: 2,500 – 53,060 RSF (At grade)

4th floor: 33,925 RSF

Lot Size:

20.6 acres

Access:

Crystal Run Road via Rt. 17 (Exit 122)
and I-84 (Exit 4), Ballard Road

Parking:

4.9/1,000sf Ratio

807 surface space,

including 20 handicapped.

Stories:

Four Stories

Structure:

4 story, masonry over steel frame

Roof:

Carlisle single ply EPDM.

Column Spacing:

25' x 25'

Ceiling Heights:

14 feet slab to slab.

Raised Floor:

A raised-access floor system exists in most of the available units, providing easy access to electrical, telephone and computer services and maximum space-planning flexibility. System consists of 2' x 2' removable steel-frame panels mechanically fastened to adjustable pedestal assembly. Finished floor height is 6", measured from top of slab to top of panels.

Loading Facilities:

Loading dock equipped with two 8'x 8' 4' high tailboard delivery doors, & one 9'x 10' at-grade drive-in door. Loading, receiving and storage area is 2,892 SF.

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BUILDING SYSTEMS

HVAC:

Air conditioning capacity that is 658 tons or 1.53 CFM per SF. Building equipped with updated roof-mounted natural gas heat/ direct expansion cooling units. Heating and cooling provided by variable air volume units, pneumatically operated and individually zoned for maximum flexibility. Each of the 21 units has on board controllers that work in concert with EMS to maintain peak performance and minimize energy costs. Building also equipped with hot water baseboard-heating system on all perimeter walls, fired by natural gas boilerplant.

Electricity:

2000 KVA capacity; 11.5 watts per SF.; power supplied through single source at 13,280 volts. The primary feed transformed outside of the building & distributed throughout building at 480/277 volt, 3-phase, 4-wire, as well as at 120/208 volt, 3-phase, 4-wire.

Fire & Life Safety:

A Fully addressable fire-detection and alarm system monitors each pull station, detector and sprinkler head, showing the exact location and type of alarm. System is fully audible for communication throughout building during time of an alarm.

Emergency Back-up

Building equipped with a Caterpillar 3406TA packaged electric generator, set rated System: 250KW continuous standby with 500 gallon above-ground fuel tank. Onsite generator will be responsible for emergency lighting and building elevators with 50Kw spare capacity for future tenant's back-up power needs.

Plumbing:

Floors equipped with large-sized bathroom facilities. Building designed for expansion with sanitary mains available every 3rd structural bay.

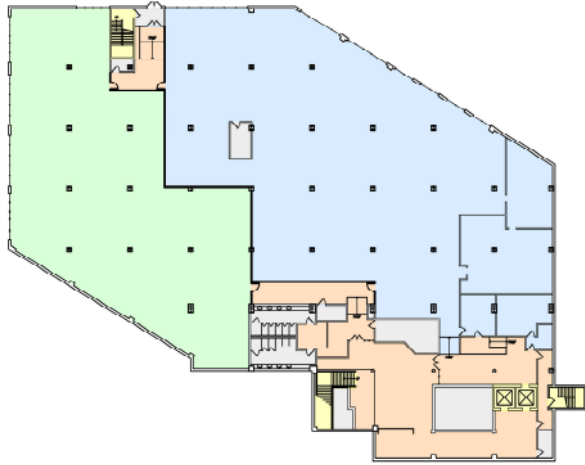
Elevators:

Two Otis elevators, each with a capacity of 4,000 lb.: one adjacent to loading dock functions as freight elevator, when required, with front and back openings.

Asking Rent:

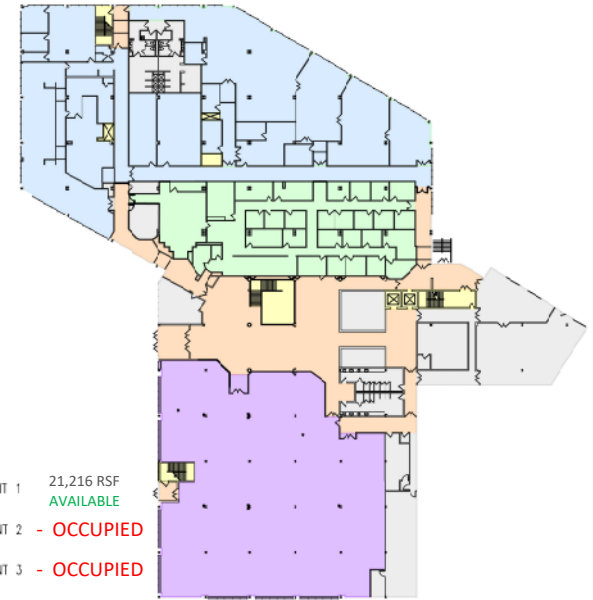
\$21.00 - \$24.00 per square foot plus utilities

1st FLOOR



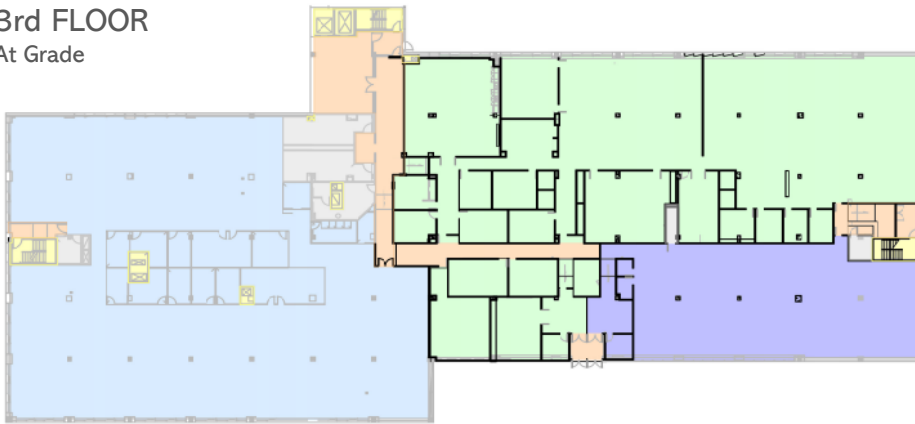
- COMMON AREA
- COMMON CIRCULATION
- VERTICAL PENETRATIONS
- TENANT 1 - OCCUPIED
- TENANT 2 - OCCUPIED

2nd FLOOR At Grade



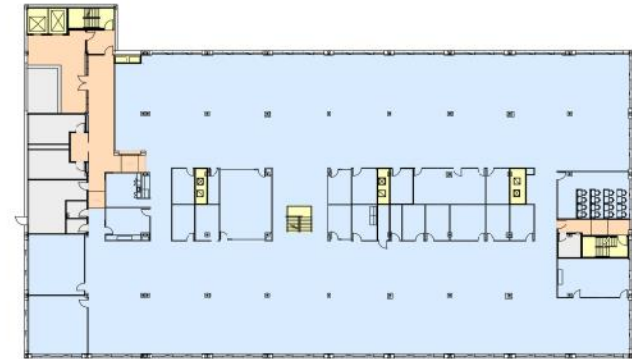
- COMMON AREA
- COMMON CIRCULATION
- VERTICAL PENETRATIONS
- TENANT 1 - 21,216 RSF AVAILABLE
- TENANT 2 - OCCUPIED
- TENANT 3 - OCCUPIED

3rd FLOOR At Grade



- COMMON AREA
- COMMON CIRCULATION
- VERTICAL PENETRATIONS
- TENANT 1 - 22,715 RSF: OCCUPIED
- TENANT 2 - 22,165 RSF: AVAILABLE
- TENANT 3 - 2,500 RSF - 7,556 RSF: AVAILABLE

4th FLOOR



- COMMON AREA
- COMMON CIRCULATION
- VERTICAL PENETRATIONS
- TENANT 1 - 33,925 RSF: AVAILABLE

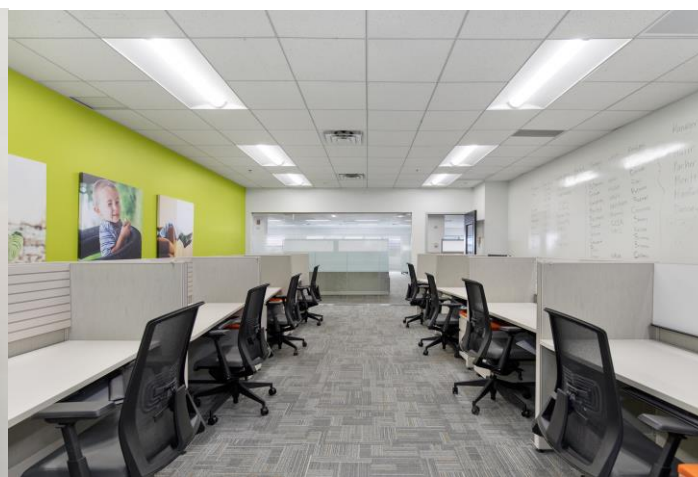
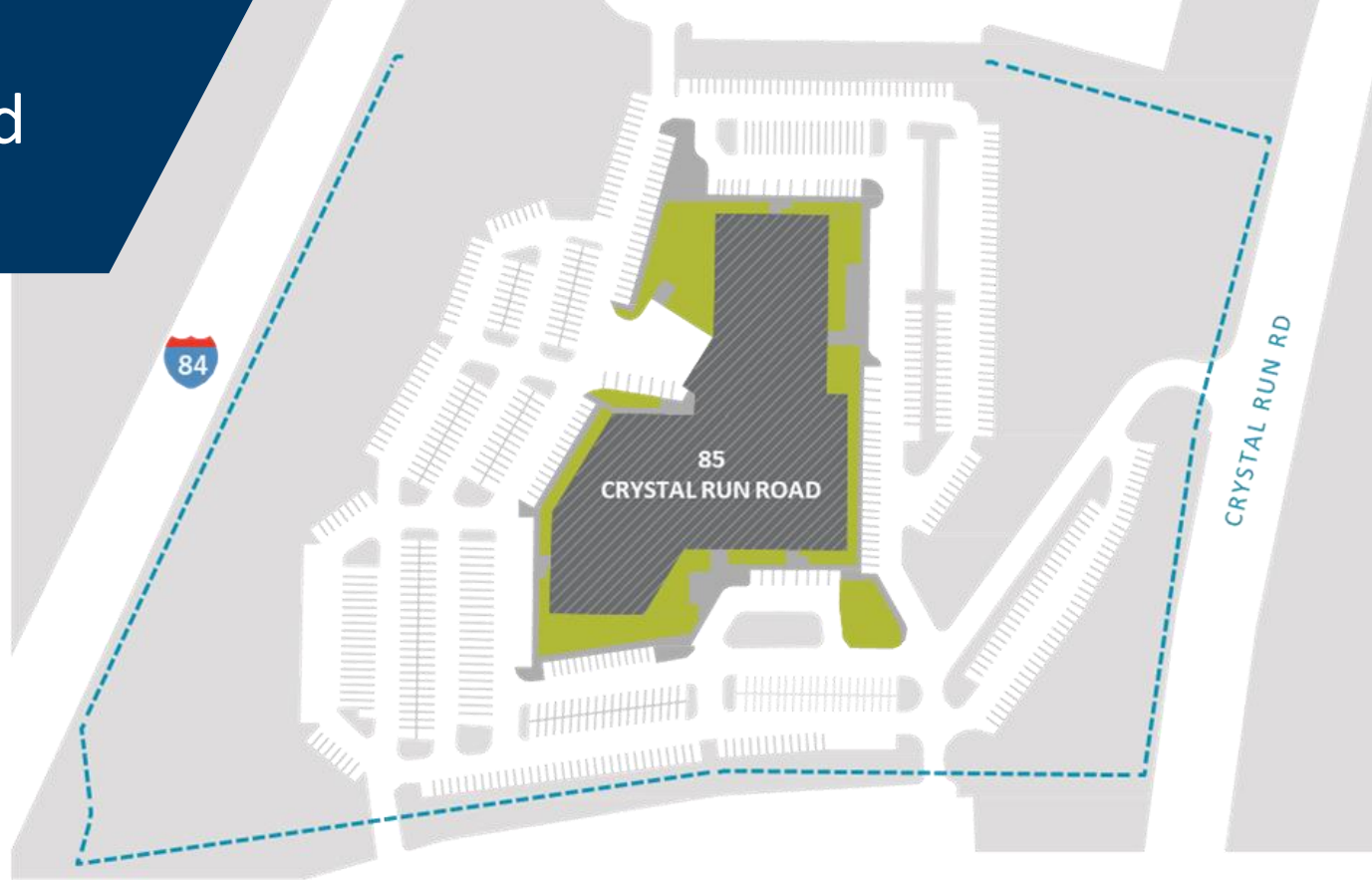
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85 Crystal Run Road totals 164,070 square feet throughout four floors and is located on a park-like 21-acre site within Orange County's most prominent business and economic destination. This Middletown location, and specifically this Crystal Run corridor, has historically attracted both the medical/health services, telecommunications, financial services and insurance industries.

The building features a naturally-lit atrium lobby, and large floor plates. The Property also provides abundant on-site surface parking totaling 807 spaces, or a ratio of 4.9/1,000. **85 Crystal Run Road** is one of Middletown's highest quality office buildings and provides the regional market with corporate headquarters quality space.

The Property's features in conjunction with its accessibility and proximity to amenities creates a premier workplace within Orange County's most sought after destination.



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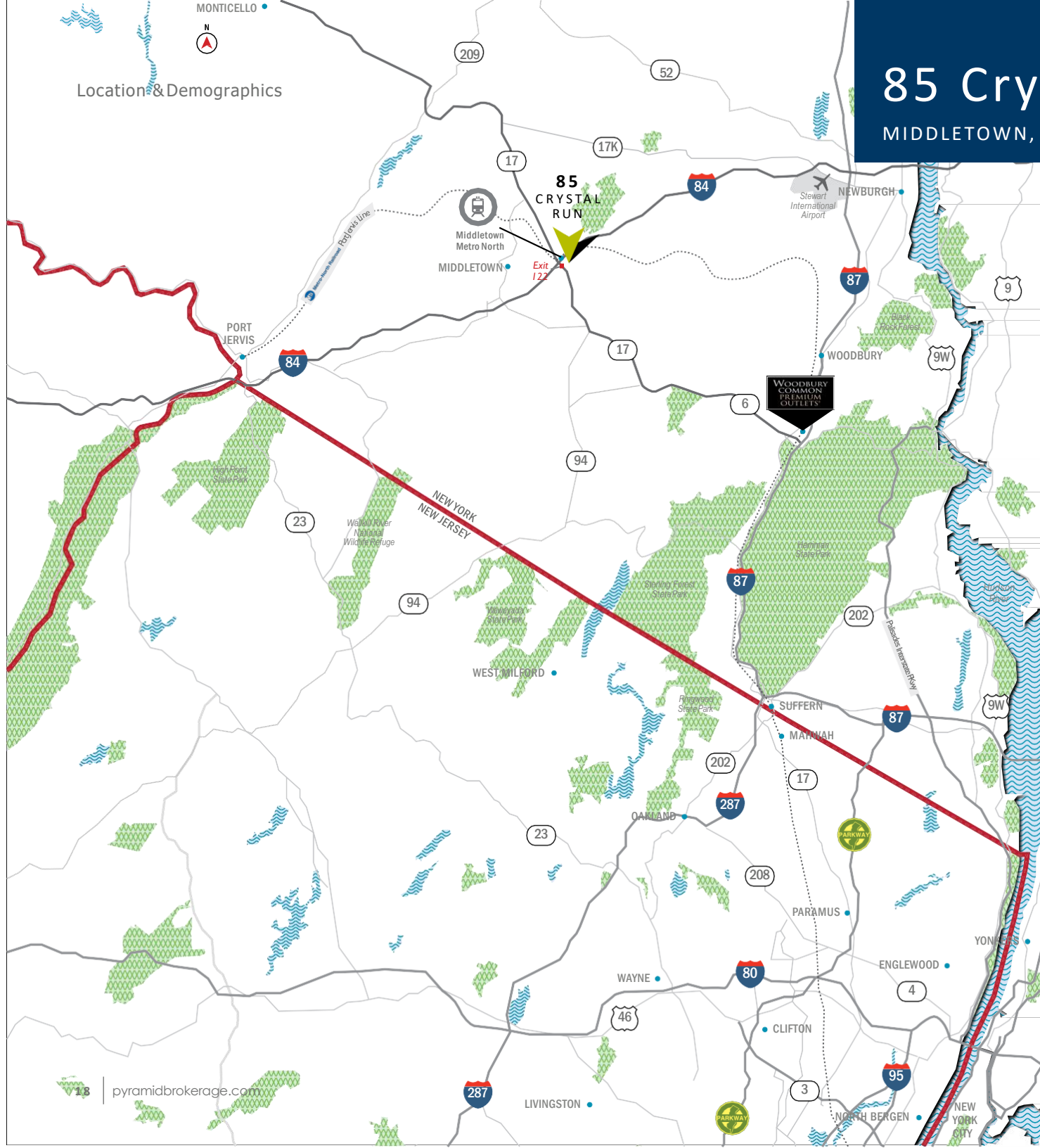
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LOCAL & REGIONAL TRANSPORTATION



ROUTE 17: Route 17 is a 400 mile east-west state highway which runs from Harriman (near the Woodbury Common Premium Outlets / Sloatsburg / Suffern) in the east, towards Binghamton, Corning and Elmira in the west, heading further into Pennsylvania. This major route extends through New York State's "Southern Tier". The stretch of Route 17 that passes through the Property's location is known as The Quickway, and as it extends further west it becomes known as the Southern Tier Expressway. Upon entering Route 17 from the New York State Thruway (I-87) and heading west, Middletown is the first major exit and destination location, and is just 20 minutes from its intersection with the New York State Thruway (I-87).



INTERSTATE 84: I-84 is an interstate highway that stretches from Pennsylvania near Scranton in the southwest to Massachusetts near the intersection of I-81 in the northeast. I-84 runs for nearly 80 miles through New York State and passes directly through Middletown at the intersection with Route 17, just seconds from the Property. Within New York, I-84 begins near Port Jervis and ends near Newburgh.

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I-87 (NEW YORK STATE THRUWAY): The New York State Thruway is located just 30 minutes from the Property, at exit 16/ Harriman near the Woodbury Common Premium Outlets. This 570 mile state highway runs north-south along Orange County's eastern boarder for a short distance before stretching north through Poughkeepsie to Albany and Schenectady, and then veering west through Syracuse and Rochester, ending in Buffalo.



ROUTE 211: This 23 mile highway runs throughout Orange County from Cuddebackville (west) to Montgomery (east). It serves as the County's major shopping and retail corridor, specifically near the Property in Middletown. Route 211 is home to hundreds of retail stores and dining options, as well as local services, most of which are nationally recognized.



MTA METRO-NORTH RAILROAD: The Metro- North runs between New York City, New York State and Connecticut. In New York, and specifically the Hudson Valley west of the Hudson River, the Metro- North services Port Jervis, Middletown, Spring Valley, Poughkeepsie, and White Plains among others.



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MAJOR REGIONAL DESTINATION

85 Crystal Run Road is located within the heart of the most vibrant commercial and retail destination along Route 17 in Orange County. The area offers an abundance of conveniences and amenities including shopping, dining, local services, lodging, entertainment and more, while also serving as home to the region's largest medical center and the majority of the County's office parks. These businesses, amenities, and services provide both the local and regional population with thousands of jobs year-round.



AMENITIES, CONVENIENCES & RETAIL NEARBY

The Property is located 1/4 mile from Orange Regional Medical Center and directly across (less than 2 minutes) from The Galleria at Crystal Run Mall, a 1.2 million square feet regional mall anchored by Macy's, Target, J.C. Penny, Sears, and Dick's Sporting Goods. The nearby Sam's Club, Hannaford, Gander Mountain, Lowe's, Home Depot, Walmart, Best Buy and other major services and retailers, including banking, dining, hotels and more create a "one-stop-shop" destination. Additionally, the Property is just 1.5 miles from the Middletown Metro North Station along the Port Jervis line.

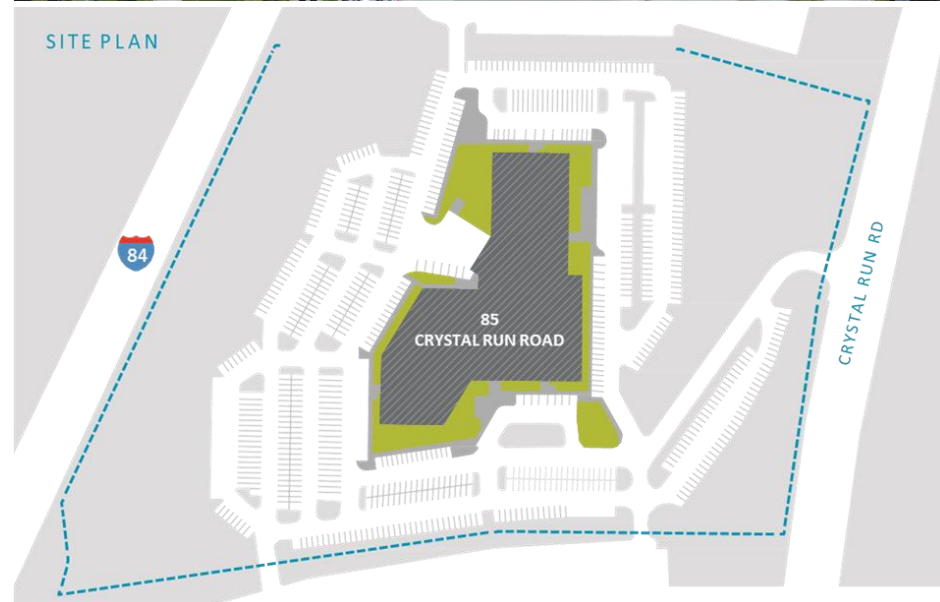


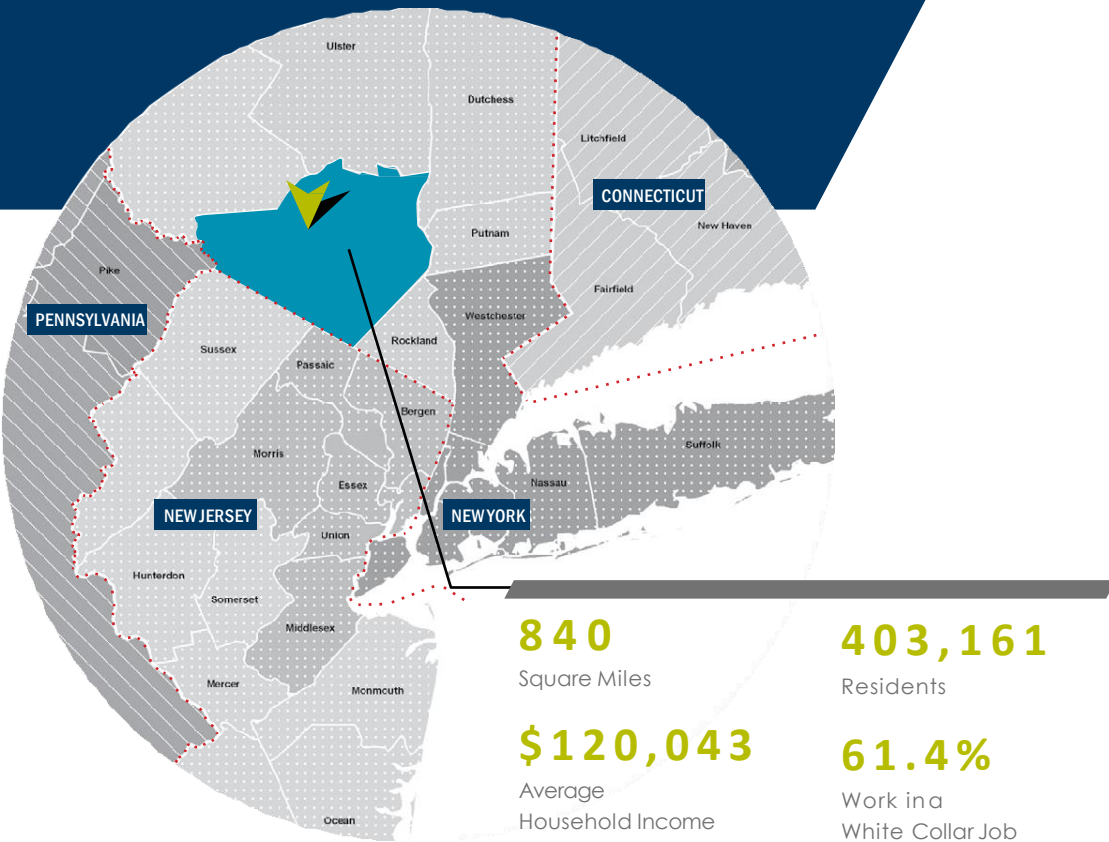
ORANGE COUNTY TRENDS

Based on U.S Census Bureau records, the population of Orange County in 2021 was 404,525, a 7.6% increase from the 375,911 population in 2015. For comparison, the U.S. population grew 3.5% and New York's population grew 9% during that same period. Within 5 miles of the Property, the population growth has been 9% since 2010.



SITE PLAN





Population	Middletown	1 Mile	3 Miles	5 Miles	25 Miles	Orange
2010 Census Total Population	27,995	521	33,300	63,692	636,056	372,813
2022 Total Population	30,629	640	36,934	70,041	666,106	403,161
2027 Forecast Total Population	31,106	639	37,265	70,934	670,916	407,110
2022-2027 Annual Population Trend	0.19%	-0.03%	0.18%	0.25%	.14%	.20%
Income						
2022 Average Household Income	\$93,760	\$122,121	\$102,695	\$105,957	\$120,446	\$120,043
% < \$49,999	38%	23.7%	32.4%	32.3%	26.6%	27.3%
%: \$50,000-\$149,999	46.6%	51.3%	49.4%	48.3%	48.4%	47.8%
%: \$150,000+	15.3%	25.0%	18.1%	19.4%	24.9%	24.8%
Employment (civilian)						
Number of Employees	14,728	326	17,454	33,558	318,129	187,031
White Collar	7,465	184	9,777	19,327	197,741	114,919
Blue Collar	3,531	114	8,875	7,264	64,859	38,494
Services	3,732	30	3,804	6,969	55,528	33,618
Education						
High School Graduate	28%	24%	26%	25%	25%	24%
Associate or Bachelor's Degree	24%	30%	25%	28%	30%	30%
Post Secondary Degree	9%	10%	10%	12%	14%	14%

ORANGE COUNTY OVERVIEW

Orange County is located in the southern portion of New York State, just one hour outside of Manhattan, in the beautiful Hudson Valley. This section of the state is commonly referred to as the lower Hudson Valley by most NY State residents. Orange County lies just north of the New Jersey state line, bordered by Sussex and part of Passaic and Bergen County, NJ (southwest). It is also bordered by Pennsylvania's Pike, Wayne and Susquehanna Counties (west). In New York, it is bordered by

Rockland County (southeast), Putnam and Dutchess Counties (east), Ulster County (north), and Sullivan County (west). Orange County's "Tri-State" location on the border of both New Jersey and Pennsylvania allows for a vast labor pool, particularly in areas such as Warwick, Port Jervis, Middletown, Goshen, and Monroe. Orange County is 840 square miles and is home to over 376,000 residents. The average household income exceeds \$87,000 and 62% of the working population has a "white collar" job.

The area surrounding the Property has seen population growth that far exceeds the New York average. **Within 5 miles of the Property, the population growth has been 12% since 2000. Orange County has also experienced significant population growth of 11% since 2000.** These statistics are nearly double the amount of growth that New York has experienced overall. Middletown and the area's positive growth dates back to the 1980's and can be attributed to its regional Hudson Valley location, ability to attract and sustain jobs, and more affordable cost of living.



For more information about pricing and available space, please contact any of the team members listed below:

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