

300 WESTAGE BUSINESS CENTER

U.S. ROUTE 9 & INTERSTATE 84 NORTHWEST INTERSECTION



CLASS A OFFICE BUILDING, CAMPUS SETTING; OFFICE, HOTEL, SHOPPING

LOCATION: U.S. Route 9 & Interstate 84

Northwest Intersection

REGION: Hudson Valley

TYPE: Class A Office

STORIES:

PARKING On-Site, 370 ± Parking Spaces

LOT SIZE: 6.34 ± Acres

TOTAL GLA: 120,000 ± SF

- Professional Pre-Built Office Suites
- · 4-Level Modern Building
- · Campus Setting
- 370 ± Parking Spaces
- . Scenic Views of the Hudson Highlands
- . High Visibility from U.S. Route 9 & Interstate 84
- . Major Highway Access to NYS Thruway & Taconic State Parkway
- Metro-North Beacon & New Hamburg Train Stations to Grand Central
- * Stewart International Airport 20 Minutes / 17 Miles, Approximately
- Drone Video: https://youtu.be/hZUrV7vEabY
- $\hbox{$^{\bullet}$ Photography: $\underline{https://crproperties.com/search-property-listings/?propertyId=Westage300}$}$

3D Visual Tours

- · Lobby, Gym, Snack Room https://my.matterport.com/show/?m=SLeDb1RsPPS
- Suite 130 https://my.matterport.com/show/?m=vXxPuWdKvCh
- · Suite 250 https://my.matterport.com/show/?m=yRMT1zqVC96
- Suite 285 https://my.matterport.com/show/?m=neVju8YEk22
- Suite 330 https://my.matterport.com/show/?m=vJoBJ39FyPi
- Suite 350 https://my.matterport.com/show/?m=yKrS1Kbz6AC
- · Suite 409 https://my.matterport.com/show/?m=TbWEyQQkEDz

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Population	22,364	67,575	114,390	
Number of Households	8,595	25,509	41,736	
Average Household Income	\$100,811	\$96,346	\$91,910	



O TO TO BE ACCURATE BUT NOT WARRANTED

CR Properties Group, LLC



U.S. ROUTE 9 VISIBILITY & FRONTAGE

300 WESTAGE BUSINESS CENTER DRIVE, FISHKILL, NY 12524



SCENIC VIEWS OF HUDSON HIGHLANDS & WESTAGE LAKE

TELECOM: Local Service Prov

AMENITIES: Outdoor Pavilion

Interior Office Cleaning

Fitness Center

LEASE RATE: \$29.00 SF/yr (Gross)

SPACE	SIZE (SF)	SUITE
■ 1st Floor	9,803 SF	Suite 130
■ 2nd Floor	5,901 SF	Suite 250
■ 2nd Floor	2,847 SF	Suite 285
■ 3rd Floor	2,055 SF	Suite 330
■ 3rd Floor	2,542 SF	Suite 350
■ 4th Floor	4,075 SF	Suite 409



PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Lease a Professional Class A Office suites in a 4-Story Professional Class A Office Building located at the northwest intersection of U.S. Route 9 and Interstate 84. Transportation routes include the New York State Thruway, Taconic State Parkway, Stewart International Airport, as well as Beacon and New Hamburg Metro-North Train Stations to Grand Central Terminal.



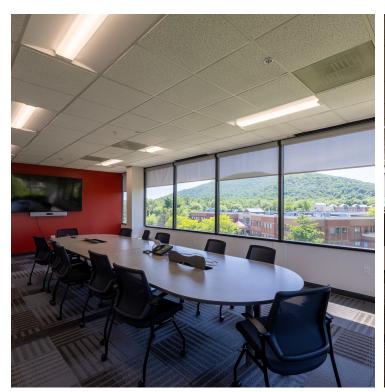




PRE-BUILT OFFICE SUITES AVAILABLE

300 WESTAGE BUSINESS CENTER DRIVE, FISHKILL, NY 12524

CONFERENCE ROOMS, STATE OF THE ART AMENITIES





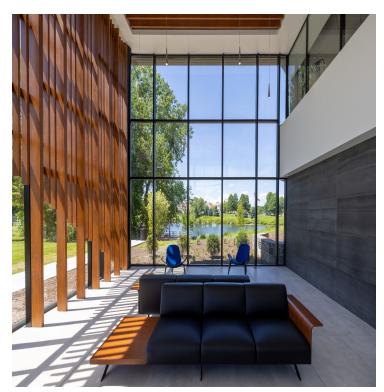


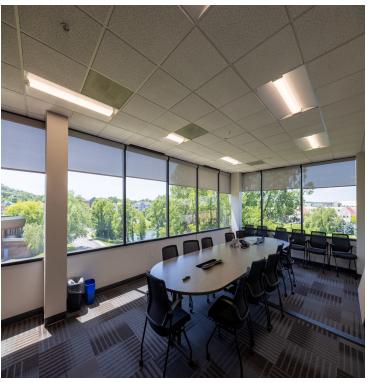




JOIN MVP, JP MORGAN CHASE, MEDALLIES & MORE 300 WESTAGE BUSINESS CENTER DRIVE, FISHKILL, NY 12524

SNACK BAR, OUTDOOR PAVILION, FITNESS CENTER











PROFESSIONAL CO-TENANCY

300 WESTAGE BUSINESS CENTER DRIVE, FISHKIILL, NY 12524

MAJOR HIGHWAY ACCESS TO NYS THRUWAY & TACONIC STATE PARKWAY

DEMAND GENERATORS

- · CareMount Medical Group
- · Health Quest Medical Practice
- · Westage Medical Mall
- 1,000 Hotel Rooms

AREA RETAILERS

- · Gap Distribution Center
- Walmart
- Sam's Club
- Ruby Tuesday
- · Chipotle
- Five Guys Burgers and Fries
- Panera Bread
- · Starbucks Coffee
- Cracker Barrel
- · Tesla Charging Station

CO-TENANTS

- MVP Health Plan, Inc.
- · Kleinfelder, Inc.
- Sholes & Miller, LLP
- Pan Gregorian Enterprises of Upper New York, Inc.
- Progressive Casualty Insurance Co
- Ronald A. Mermer, CPA
- Fleet Weather Group, LLC
- Oppenheimer & Co, Inc.
- MedAllies, Inc
- JP Morgan Chase Bank
- · AT&T Services. Inc.
- The Maurer Law Firm, PLLC
- Bruderman Asset Management, LLC
- WB Engineers/Consultants
- · Cuddy & Feder, LLP
- River Link Hotels, LLC
- Day Seckler, LLP
- · Novisync Solutions, Inc.
- AT&T (Cingular Wireless)
- Advanced Micro Devices









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NW INTERSECTION AT I-84 & U.S ROUTE 9

CLOSE PROXIMITY TO RETAIL, RESTAURANT & DINING OPTIONS

I-84 | TACONIC STATE PARKWAY | NYS THRUWAY AREA/I-87



