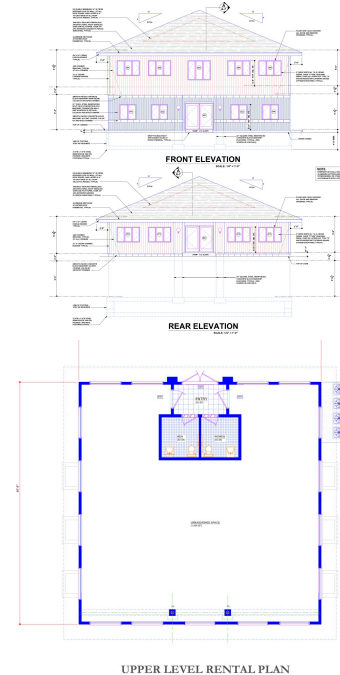
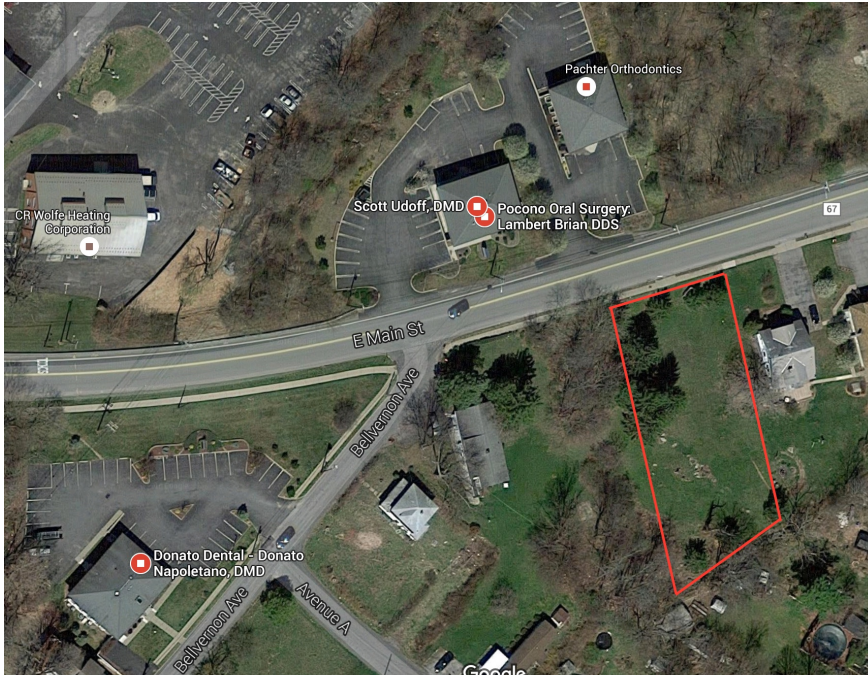


Professional Office Space for Lease - Middletown, NY  
 New Construction - Built to Suit  
 Estimated Completion March 2019  
 466 East Main Street - Medical Corridor

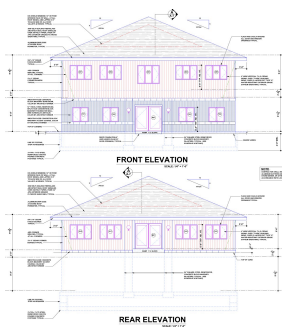


- New Construction - Built to Suit - Available March 2019
- 2-Story Professional Office Building
- 4500 sq ft total (~2250 sq ft suites each floor)
- Open floor plan allows for flexible partitioning design
- Lots of windows and well lit exterior at night
- High Traffic flow (over 10,000 cars/day)
- Good signage and visibility
- No rental increases during term of lease (5-year min)
- Modified Gross Lease (tenant only pays for utilities)
- Under Construction - Estimated completion March 2019
- Excellent management company which currently manages 3 adjacent office buildings (since 1991)
- References available upon request

A&D Management, Inc.  
 450 East Main Street  
 Middletown, NY 10940

Tel: (845) 283-3607

Email  
 ADmanagementNY@gmail.com



Professional Office Space Available  
New Construction - Built to Suit  
Town of Wallkill Medical Corridor  
2250-4500 sq ft available Spring 2019  
More details inside....

A&D Management, Inc.  
450 East Main Street  
Middletown, NY 10940