

OFFICE BUILDING FOR LEASE

DREW HALL: The New Riverside Gardens Complex

400 Riverside Dr,
Johnson City, NY 13790

OFFERING MEMORANDUM



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185 CLINTON AVE, CORTLAND, NY 13045
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Office Building For Lease

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SECTION 1

Property Information

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PROPERTY DESCRIPTION

Welcome to the epitome of contemporary sophistication at 400 Riverside Dr. This architecturally impressive property boasts abundant natural light, expansive and versatile floor plans, and cutting-edge security features. Tenants and visitors will appreciate the convenience of dedicated parking and access to an on-site fitness center and wellness amenities. High-speed internet, sustainable building elements, and professional property management ensure a seamless experience for all occupants. With flexible lease terms and a focus on collaborative spaces, this location offers a dynamic environment tailored to the needs of modern businesses. Experience a fusion of style, functionality, and convenience in this exceptional leasing opportunity.

PROPERTY HIGHLIGHTS

- - Modern, sleek architectural design
- - Ample natural light throughout the building
- - Spacious, open floor plans for flexible layout options
- - State-of-the-art security and access controls
- - Dedicated parking for tenants and visitors
- - On-site fitness center and wellness amenities

OFFERING SUMMARY

Lease Rate:	\$9,000.00 per month (Gross)
Number of Units:	1
Available SF:	9,000 SF
Lot Size:	16 Acres
Building Size:	9,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	829	5,028
Total Population	856	2,405	14,801
Average HH Income	\$73,541	\$98,330	\$94,866

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LOCATION DESCRIPTION

Discover the vibrant surroundings of the property, nestled in the heart of Johnson City, NY. Enjoy a dynamic mix of urban amenities and natural beauty, with convenient access to local dining, shopping, and entertainment options. Take a stroll through nearby Wilson Hospital, or explore the tranquil serenity of the Wilson Park. Business professionals will appreciate the proximity to various corporate offices and commercial establishments in the area. With an ideal blend of city conveniences and suburban charm, the location offers a perfect balance for work and leisure.

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- - Dedicated parking for tenants and visitors
- - On-site fitness center and wellness amenities
- - High-speed internet and advanced technology infrastructure
- - Sustainable, energy-efficient building features
- - Professional on-site property management team
- - Convenient access to major transportation routes
- - Flexible lease terms to suit tenant needs
- - Collaborative common areas and meeting spaces
- - Nearby dining options



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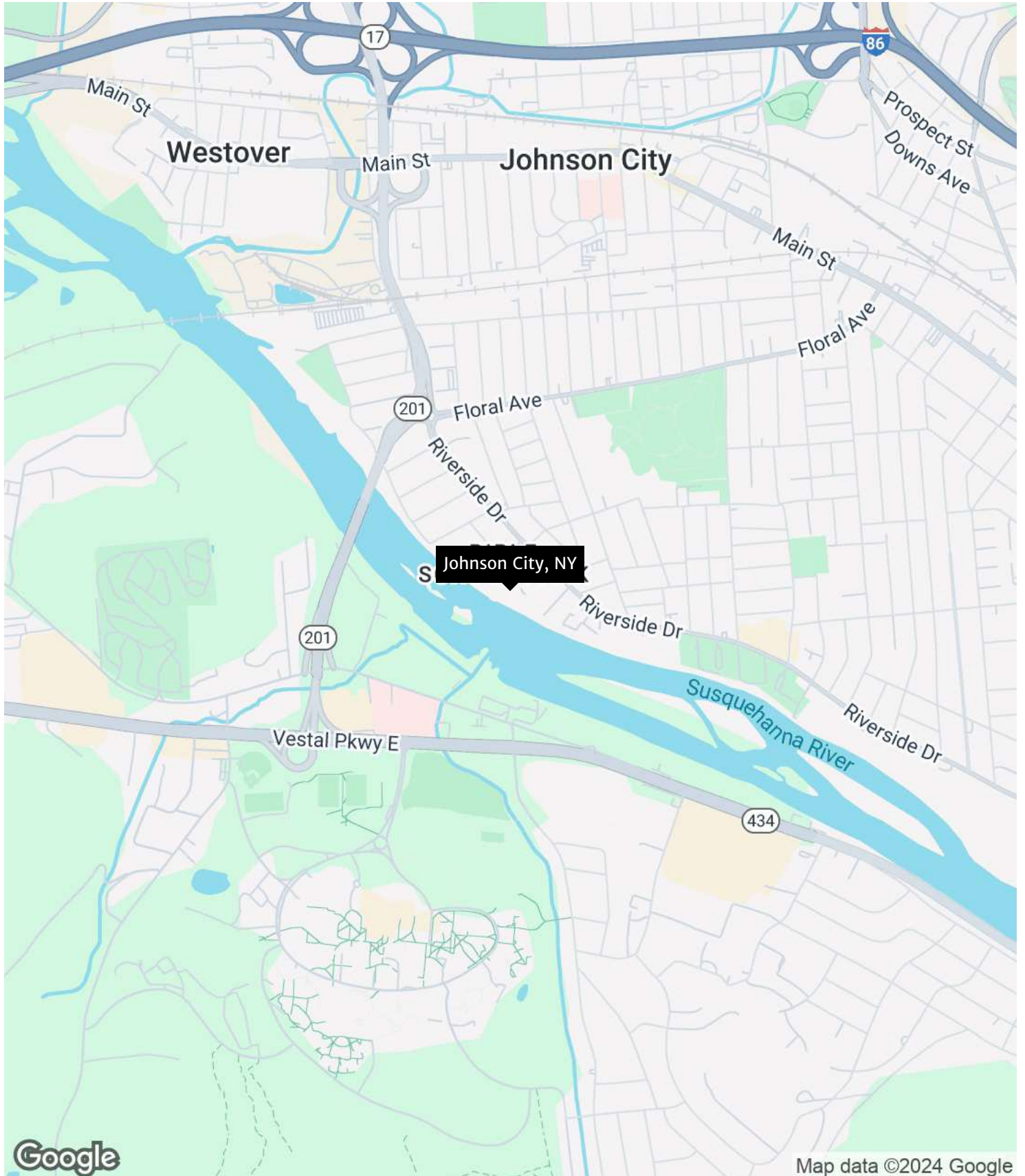
Location Information

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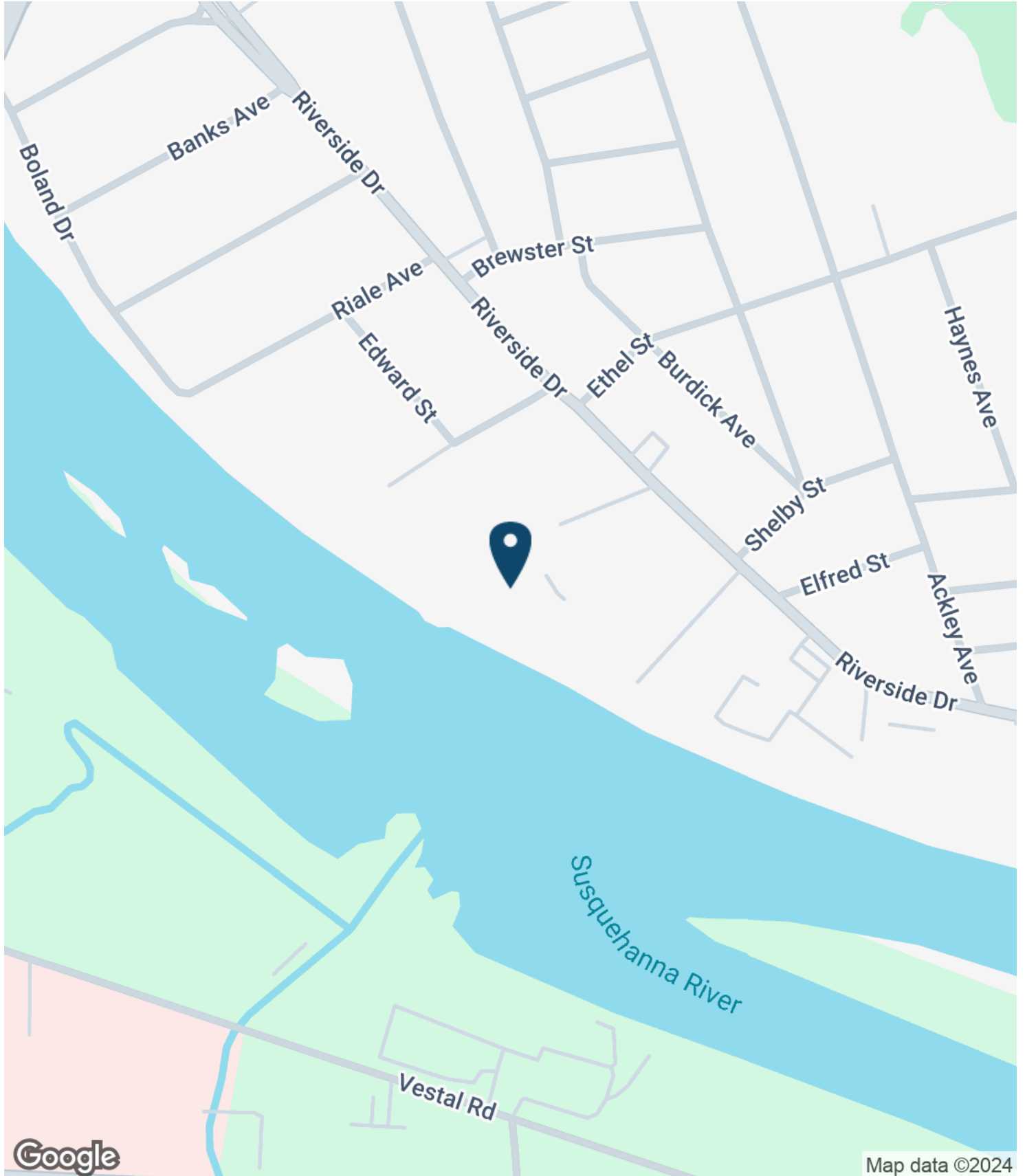
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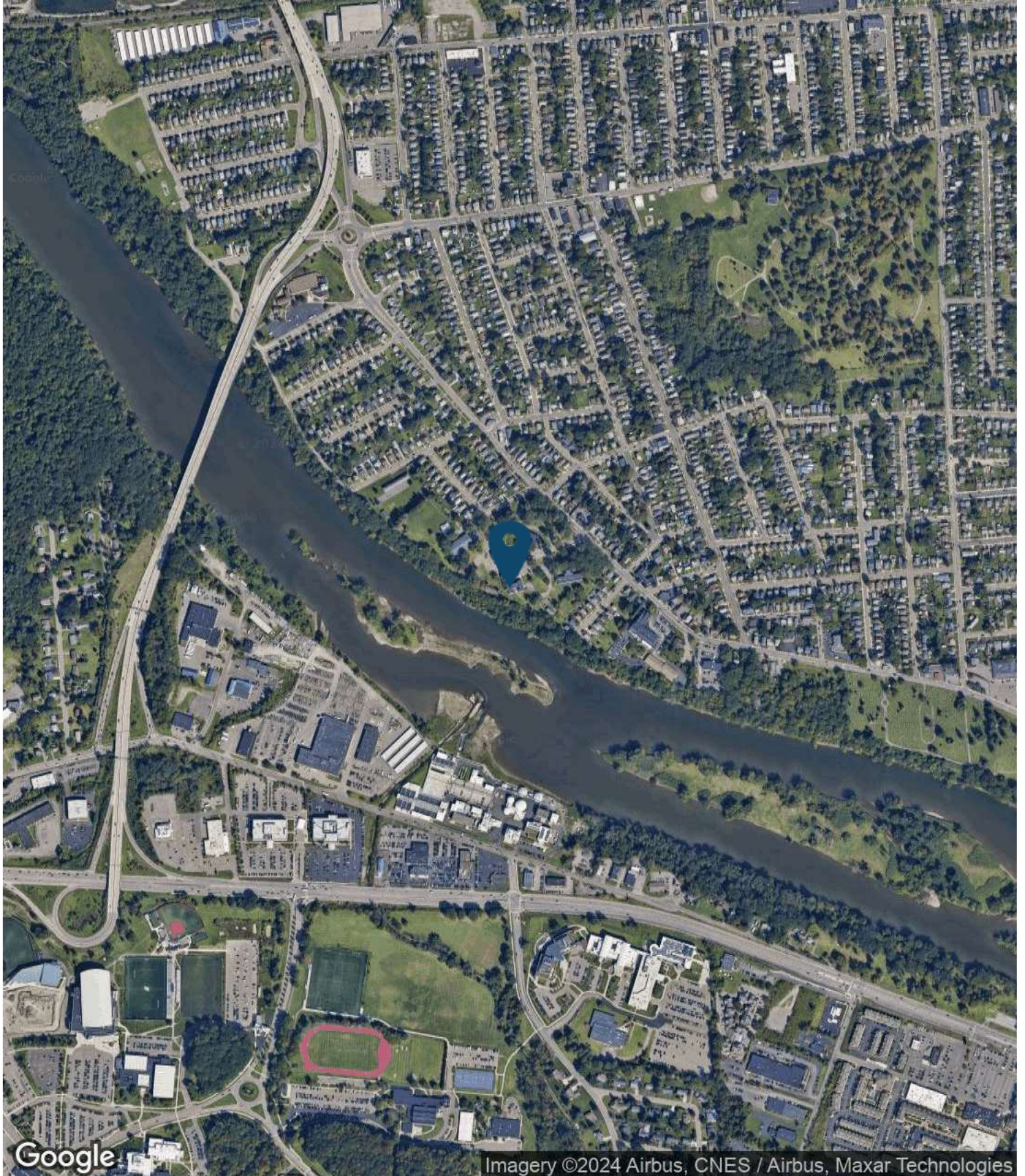
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Demographics

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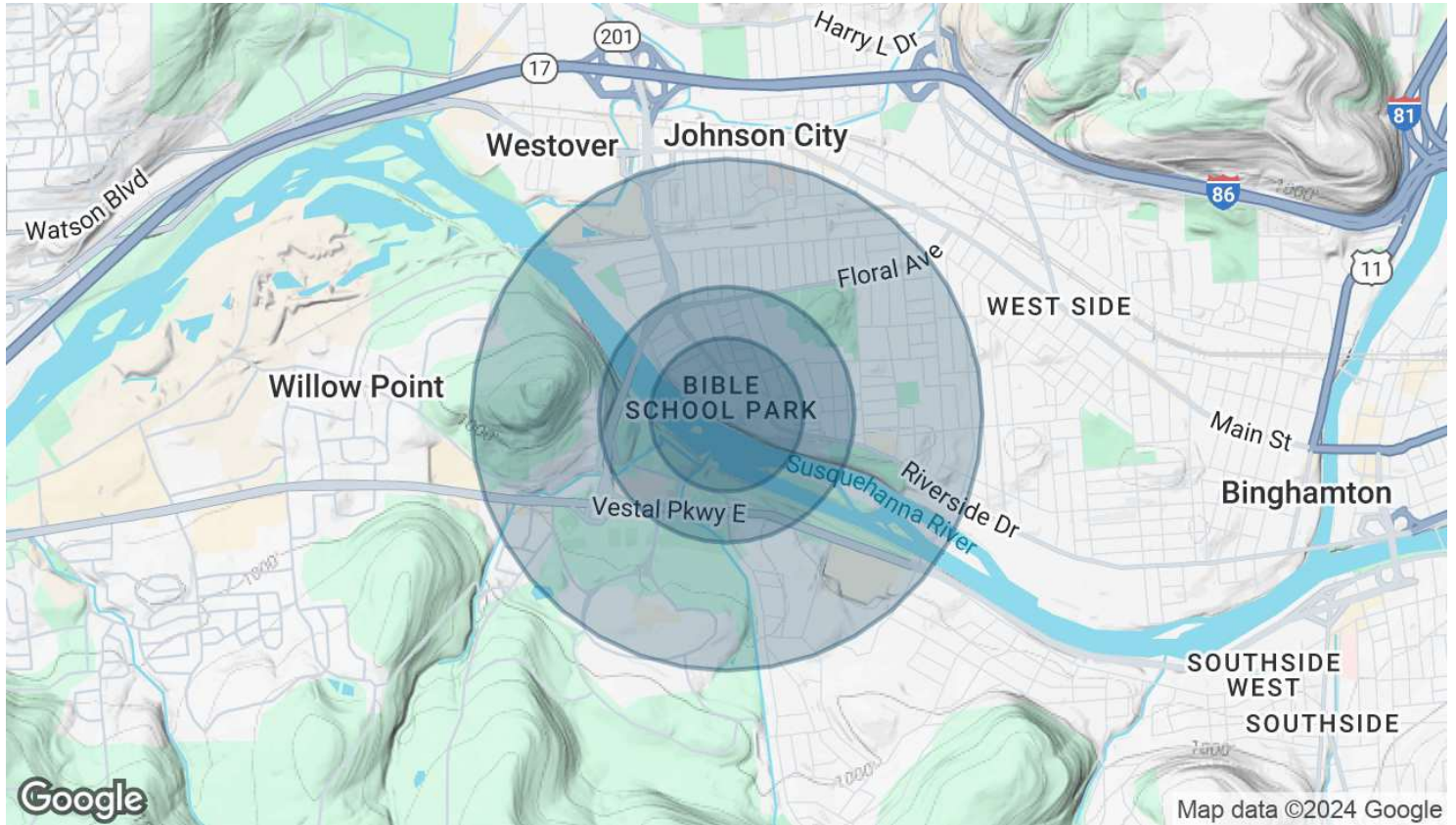


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	856	2,405	14,801
Average Age	45	41	36
Average Age (Male)	43	39	35
Average Age (Female)	47	42	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	829	5,028
# of Persons per HH	2.2	2.9	2.9
Average HH Income	\$73,541	\$98,330	\$94,866
Average House Value	\$144,467	\$176,815	\$191,957

Demographics data derived from AlphaMap