

# EMPIRE EXEC

581 STATE ROUTE 17M | VILLAGE OF MONROE | ORANGE COUNTY, NEW YORK

AVION 



ARTIST'S RENDERING



# EMPIRE EXEC

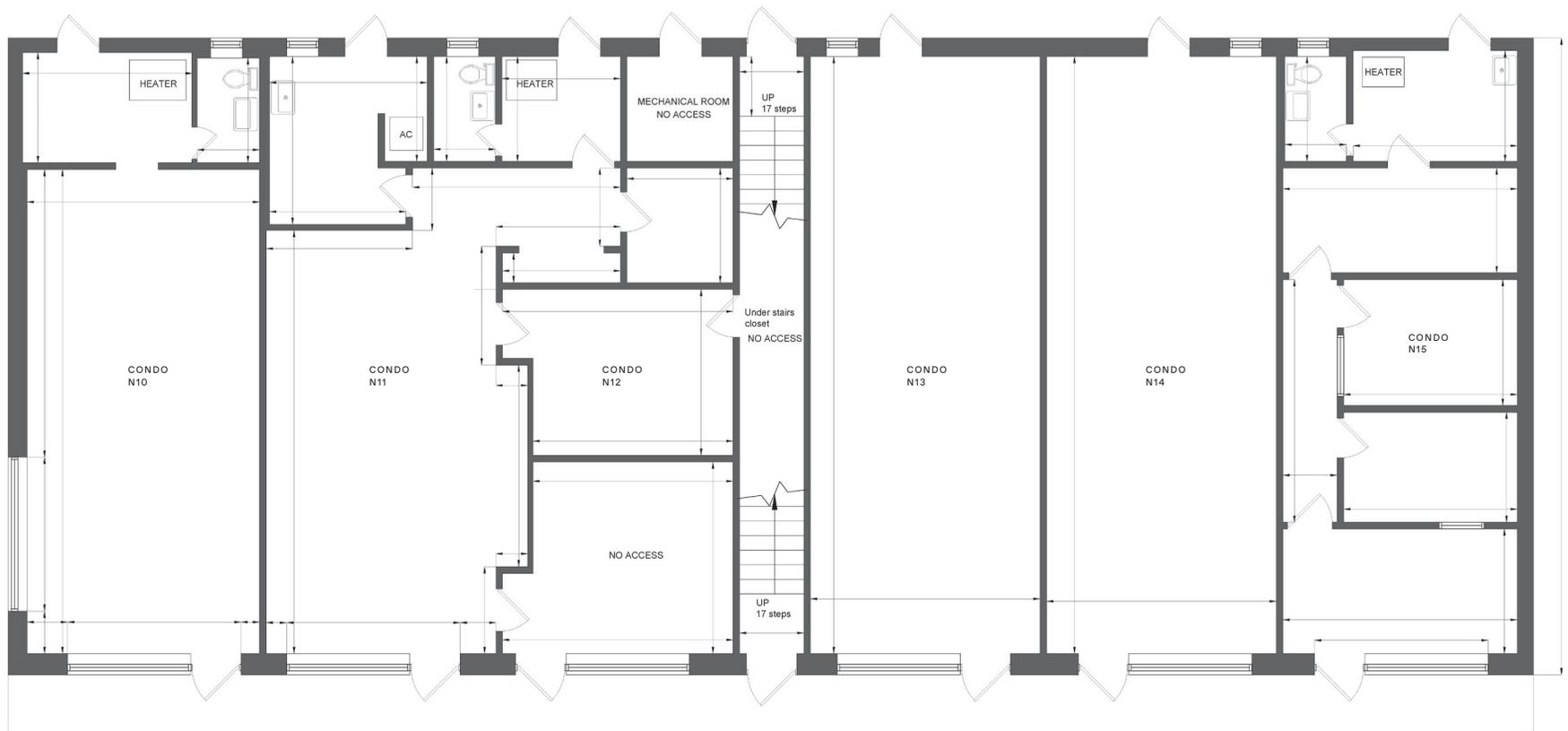
AVAILABLE FOR IMMEDIATE OCCUPANCY

- Rooftop deck will be available for purchase to all second floor condo buyers. Potential for first floor buyers.
- Two-story building
- Street access from ground floor
- Located in the heart of Monroe
- Office condos will be available for purchase
- Custom spaces available
- Ample parking
- High traffic area

We offer financing options covering 80-100%

# FIRST FLOOR

FLOOR PLAN (NORTH) AVAILABLE FOR MODIFICATION



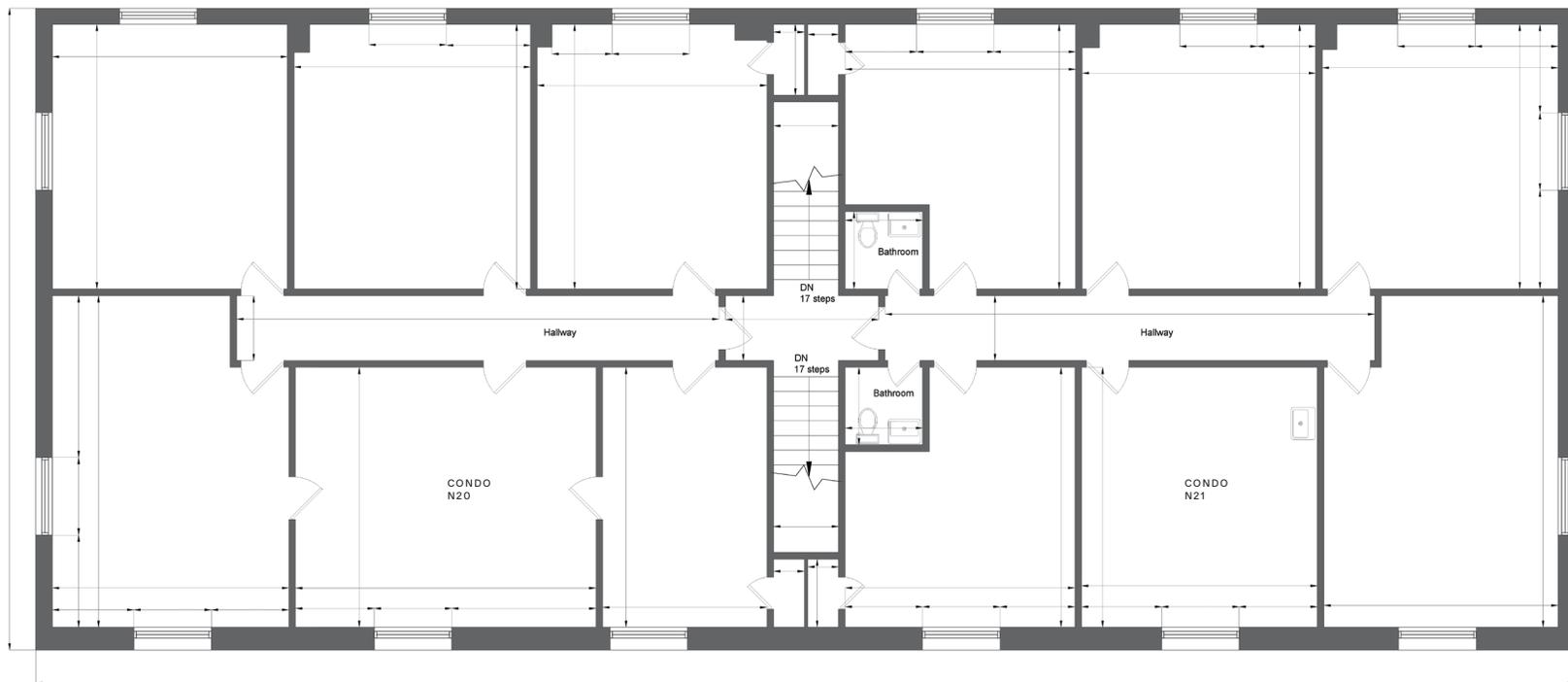
# FIRST FLOOR

FLOOR PLAN (SOUTH) AVAILABLE FOR MODIFICATION



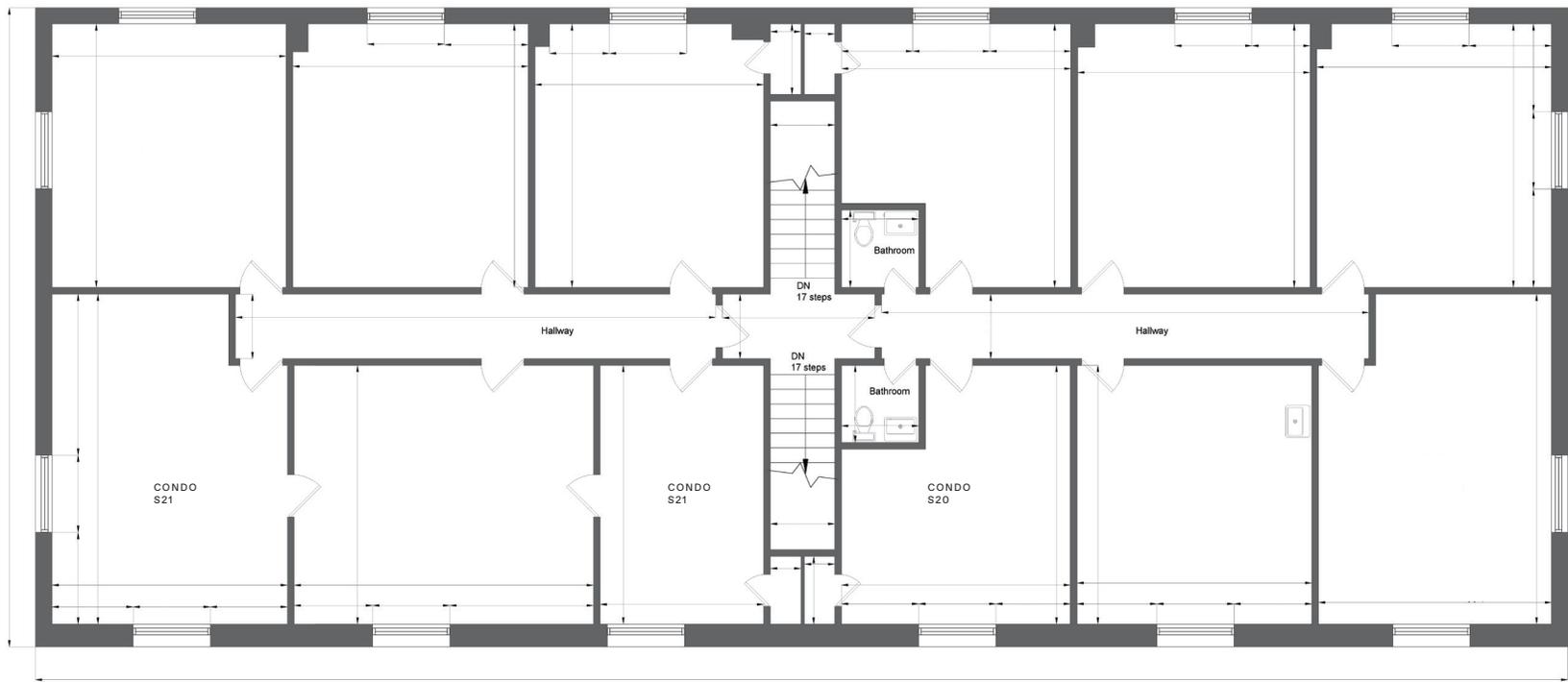
# SECOND FLOOR

FLOOR PLAN (NORTH) AVAILABLE FOR MODIFICATION



# SECOND FLOOR

FLOOR PLAN (SOUTH) AVAILABLE FOR MODIFICATION



# OFFICE CONDOS BUILT TO SUIT YOUR NEEDS

EMPIRE EXEC | 581 STATE ROUTE 17M  
VILLAGE OF MONROE | ORANGE COUNTY, NEW YORK  
REG. #CP24-0001

**CONTACT  
AVION TODAY!**

845-388-1216  
info@avionventures.com  
Avionventures.com

We offer financing options  
covering 80-100%

## UNITS

- Two-story building
- Street access from ground floor
- Custom spaces
- Rooftop deck available for purchase
- Ample parking
- High traffic area
- Located in the heart of Monroe
- Coming soon: annex with additional units
- **First floor:** 13 office spaces will be available with option to combine multiple units into one.
- **Second floor:** 4 office spaces available. Modifications can be made to suit buyers' needs.



This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units [for timeshares, state fractional interests] can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement #1, issued by the New York State Department of Law CP24-0001.

LOOKING  
FORWARD TO  
OUR MUTUAL  
SUCCESS!

AVION 



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NTD Specialist, Real Estate Broker

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