



PROPERTY SUMMARY

Offered for lease is a 3,000 SF office suite located on Chenango Street in Downtown Binghamton with strong visibility and convenient access. The suite includes seven private offices, a conference room, four workstations, and a private restroom, providing a functional layout for a variety of professional users.

Positioned within walking distance to downtown amenities with a Walk Score of 88, the property also benefits from traffic exposure of approximately 6,085 vehicles per day on Chenango Street and 2,815 vehicles per day on nearby Henry Street.

Ownership is offering a \$10,000 tenant improvement allowance.

PROPERTY HIGHLIGHTS

- Ground Floor Chenango St Entrance.
- Abundant Natural Light.
- Walking Distance to all of Downtown Binghamton.
- \$10,000 TI Allowance.

Lease Rate	\$10.00 SF/yr (MG)
Site Size	0.47 Acres
Building Size	3,000 SF



Scott Warren, CCIM
Managing Director
O: 607.621.0439
scott.warren@svn.com
NY #10491212432

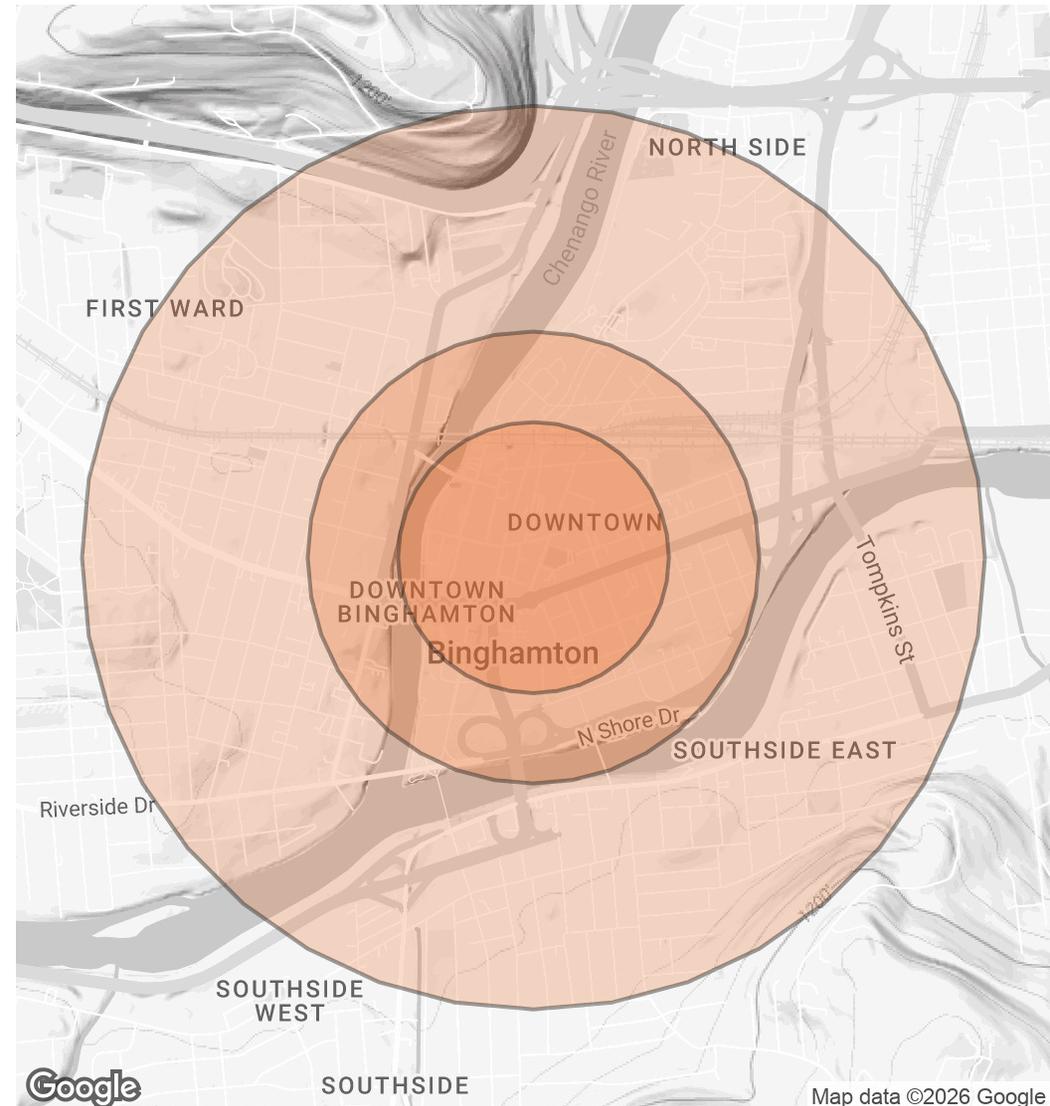
For Lease

45 Chenango Street

45 Chenango St, Binghamton, NY 13901

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,488	5,824	20,285
AVERAGE AGE	39	42	39
AVERAGE AGE (MALE)	39	40	37
AVERAGE AGE (FEMALE)	39	43	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,401	2,752	9,293
# OF PERSONS PER HH	1.8	2.1	2.2
AVERAGE HH INCOME	\$31,779	\$47,787	\$59,823
AVERAGE HOUSE VALUE	\$234,600	\$244,707	\$191,656

Demographics data derived from AlphaMap



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