

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------------|
| Sale Price: | \$4,000,000 |
| Building Size: | 11,235 SF |
| Available SF: | 2,000 - 11,235 SF |
| Price / SF: | \$356.03/SF |
| Year Built: | 1954 |
| Renovated: | 2019 |

PROPERTY OVERVIEW

For Sale and Lease: 1214 N Hudson Ave is a fully renovated 11,235 SF office building in Midtown, featuring modern finishes throughout. The space, upgraded in 2019, is move-in ready with an elevator providing easy access to the second floor. Large windows flood the open floor plan with natural light, making it ideal for office or creative use. With its prime location in Midtown, you'll have quick access to dining, shopping, and entertainment.

- Assumable Pre-Covid Loan Available
- Assumable lease in place on the parking lot adjacent to the north of the building
- Can be offered Fully Furnished (price of FF&E negotiable)

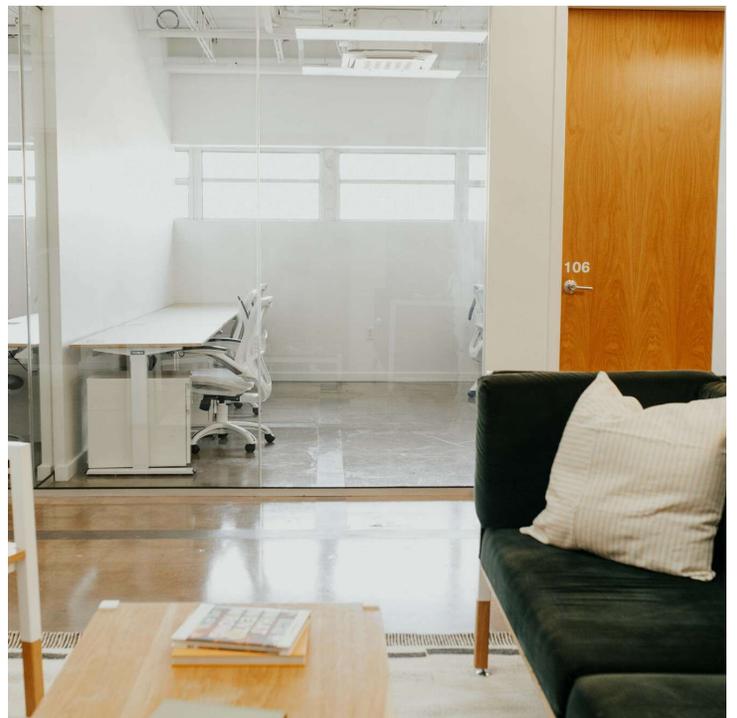
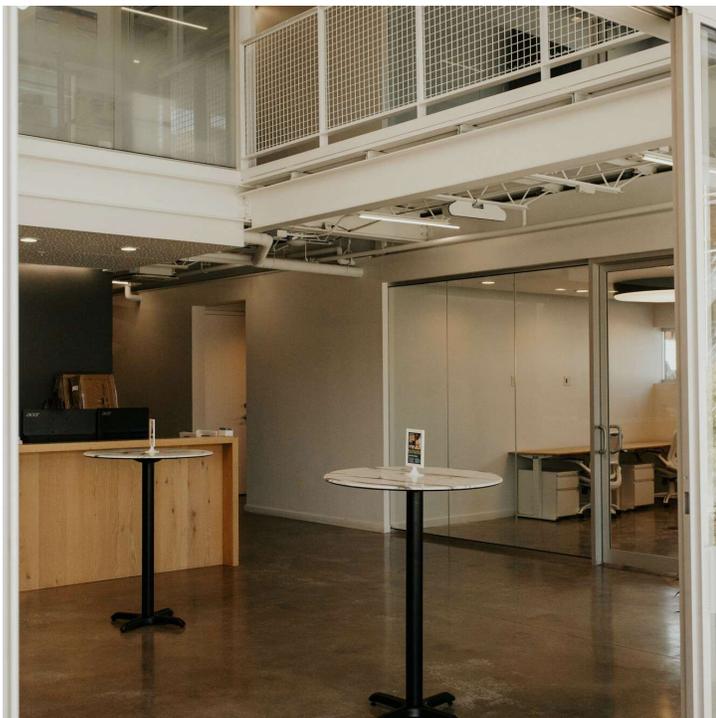
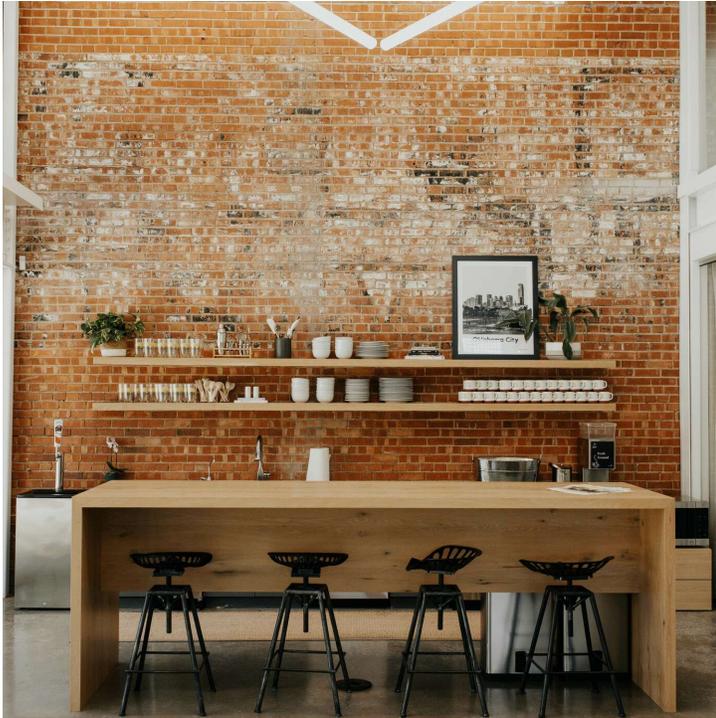
PROPERTY HIGHLIGHTS

| SPACES | LEASE RATE | SPACE SIZE |
|--------|---------------|-------------------|
| 1214 | \$29.50 SF/yr | 2,000 - 11,235 SF |

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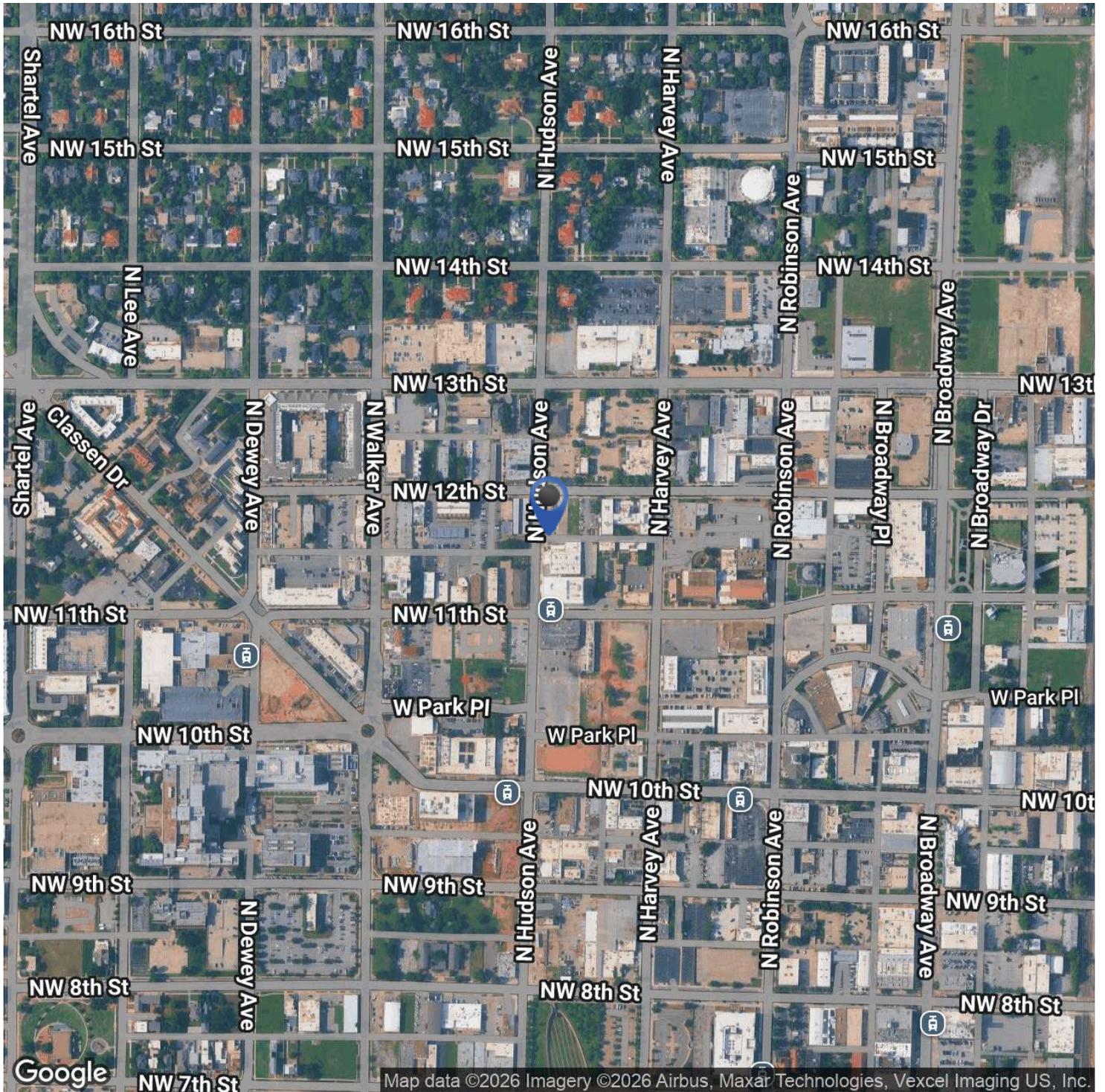
ADDITIONAL PHOTOS



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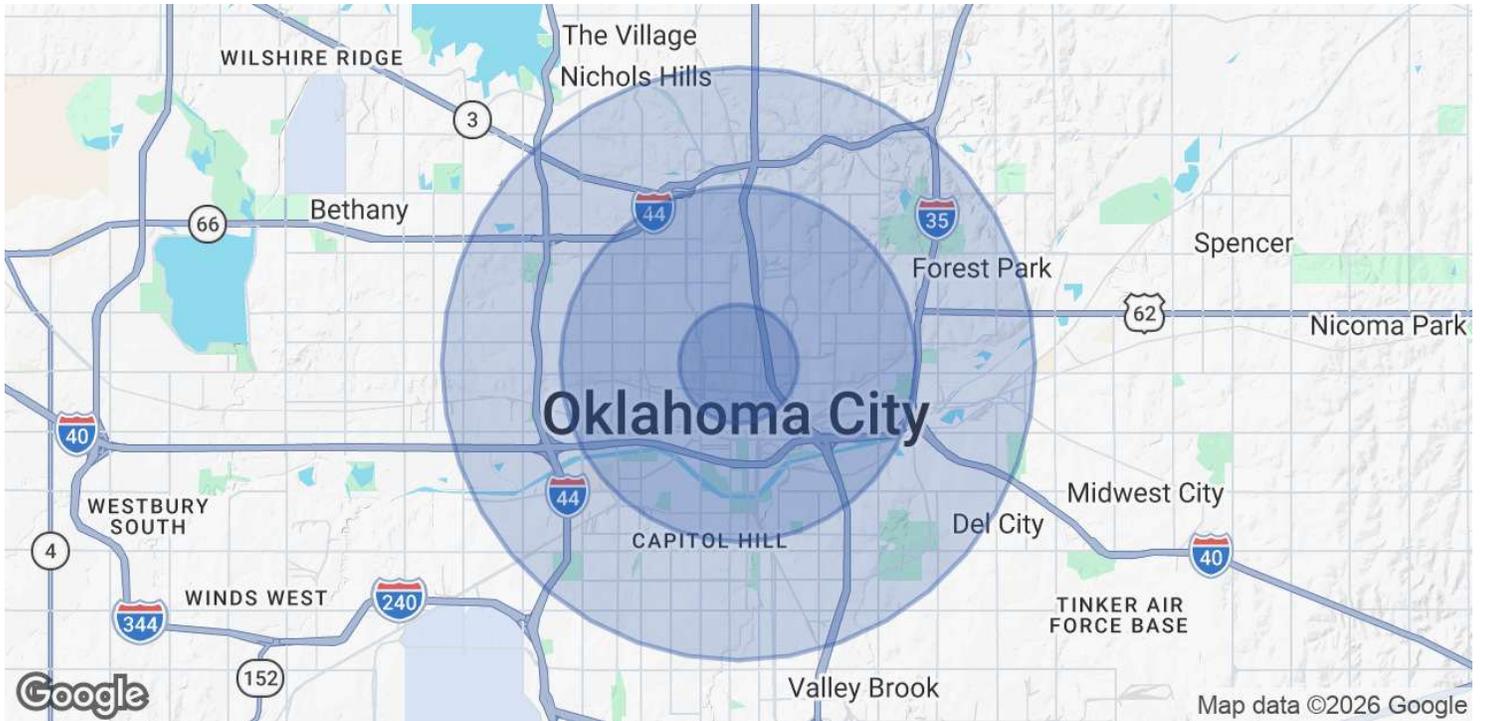
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,254 | 77,013 | 206,086 |
| Average Age | 37 | 37 | 37 |
| Average Age (Male) | 37 | 37 | 36 |
| Average Age (Female) | 37 | 38 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,517 | 34,238 | 84,075 |
| # of Persons per HH | 2 | 2.2 | 2.5 |
| Average HH Income | \$91,669 | \$70,341 | \$65,743 |
| Average House Value | \$440,820 | \$261,454 | \$214,844 |

Demographics data derived from AlphaMap

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