



# 2 STORY PROFESSIONAL MEDICAL OFFICE BUILDING 68 WEST CEDAR STREET, POUGHKEEPSIE, NY 12601



## FOR LEASE, OWNER / USER & INVESTMENT

**ADDRESS:** 68 West Cedar Street  
Poughkeepsie, NY 12601

**LOCATION:** **MidHudson Regional Hospital**  
3 Minute Walk / 0.1 Mile)  
**Mid-Hudson Bridge**  
(4 Minutes / 1.8 Miles)  
**Poughkeepsie MTA (Hudson Line)**  
(4 Minutes / 1.2 Miles)

**BUILDING SIZE:** 9,184 ± SF

**ACREAGE:** 0.71 ± Acres  
Frontage on West Cedar Street

**UTILITIES:** Water / Sewer / Gas

**AVAILABLE SPACES:** Space A: 1,335 SF  
Space B: 1,335 SF  
Space C: 1,350 SF  
Full Upper Level: 4,020 SF

**ASKING PRICE:** Lease: \$21 Per SF, plus Utilities



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Lease a 2 story professional medical office building located on the MidHudson Regional Hospital Campus. Co-Tenants include Dr. Lescale; Maternal-Fetal Medicine, Dr. Khan; Pulmonology, and Dr. Rosenzweig; Gastroenterology. There is parking on-site, 19 cars at main level & 23 cars at upper level, 42 cars total. This offering includes a 65 year remaining ground lease from MidHudson Regional.

This location is 1.8 miles from the Mid-Hudson Bridge & less than 5 minutes from the Poughkeepsie Train / MTA. From this location you will find Marist College, currently over 6,000 students population & more than 500 full-time & adjunct faculty. Within close proximity to MidHudson Regional Hospital which has 243 staffed beds and Vassar Brothers Medical Center, new 264 staffed bed pavilion.

*\* This offering includes a 65 year remaining ground lease from MidHudson Regional.*



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

**For more information:**

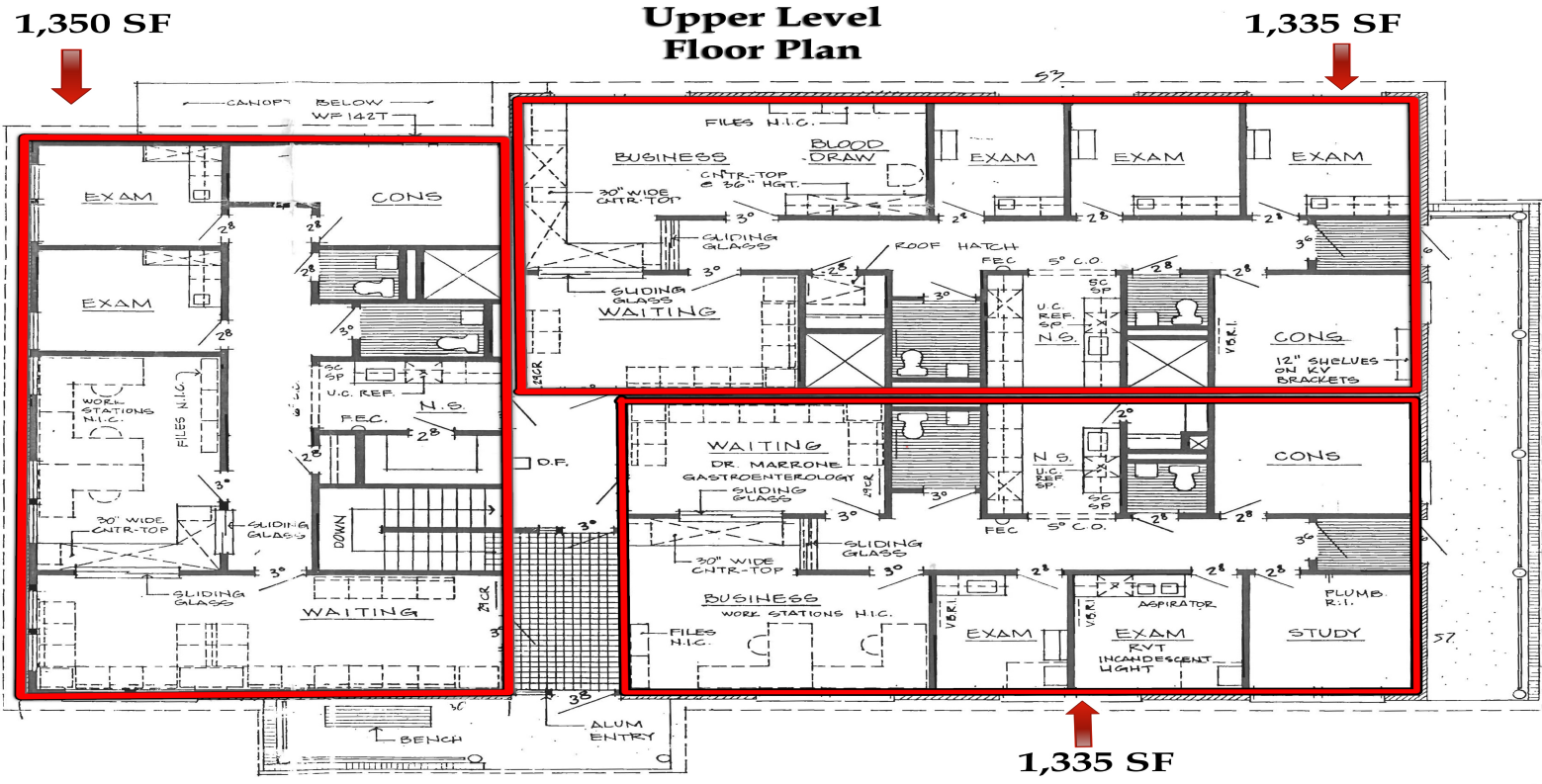
**Thomas M. Cervone**  
845.485.3100  
tom@crproperties.com



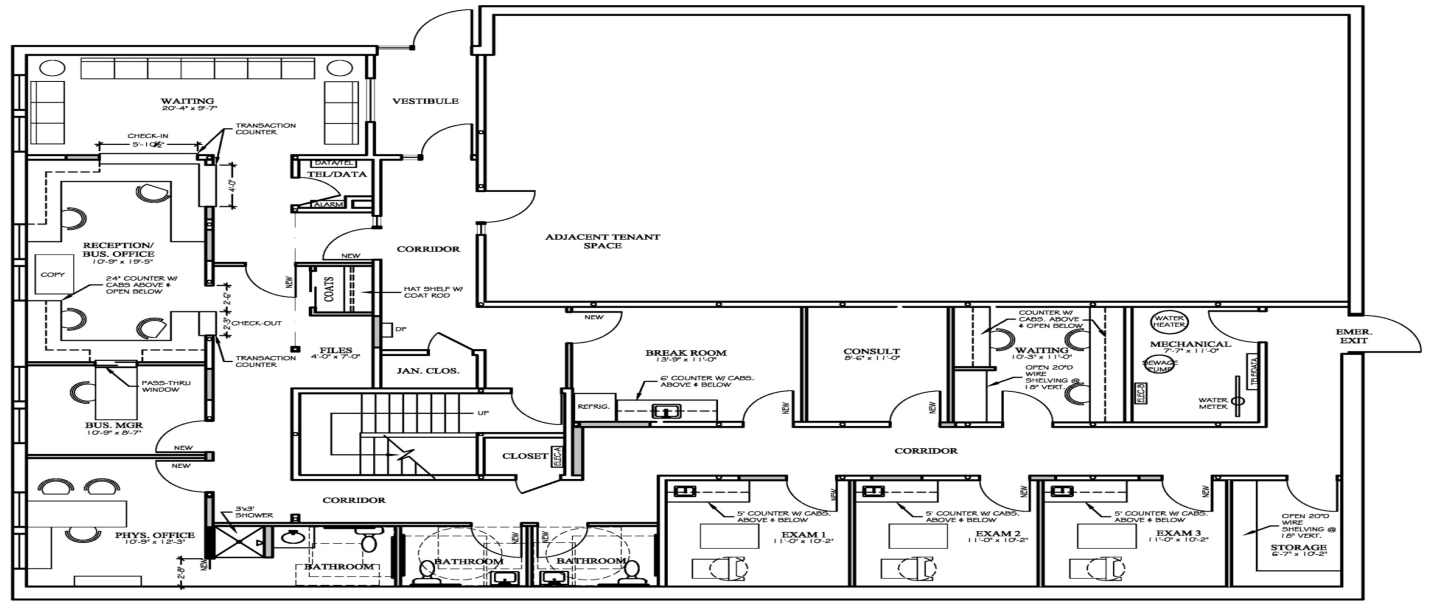
# MIDHUDSON REGIONAL HOSPITAL CAMPUS

68 WEST CEDAR STREET, POUGHKEEPSIE, NY 12601

## UPPER LEVEL AVAILABLE FOR LEASE



## Street Level Floor Plan



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# MIDHUDSON BRIDGE - 1.8 MILES AWAY

## MARIST COLLEGE - 6,000 STUDENTS & 500 FULL TIME / ADJUNCT

3 MINUTE WALK TO MIDHUDSON REGIONAL - 243 STAFFED BEDS



Google

Map data ©2022 Imagery ©2022, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, New York GIS, USDA Farm Service Agency



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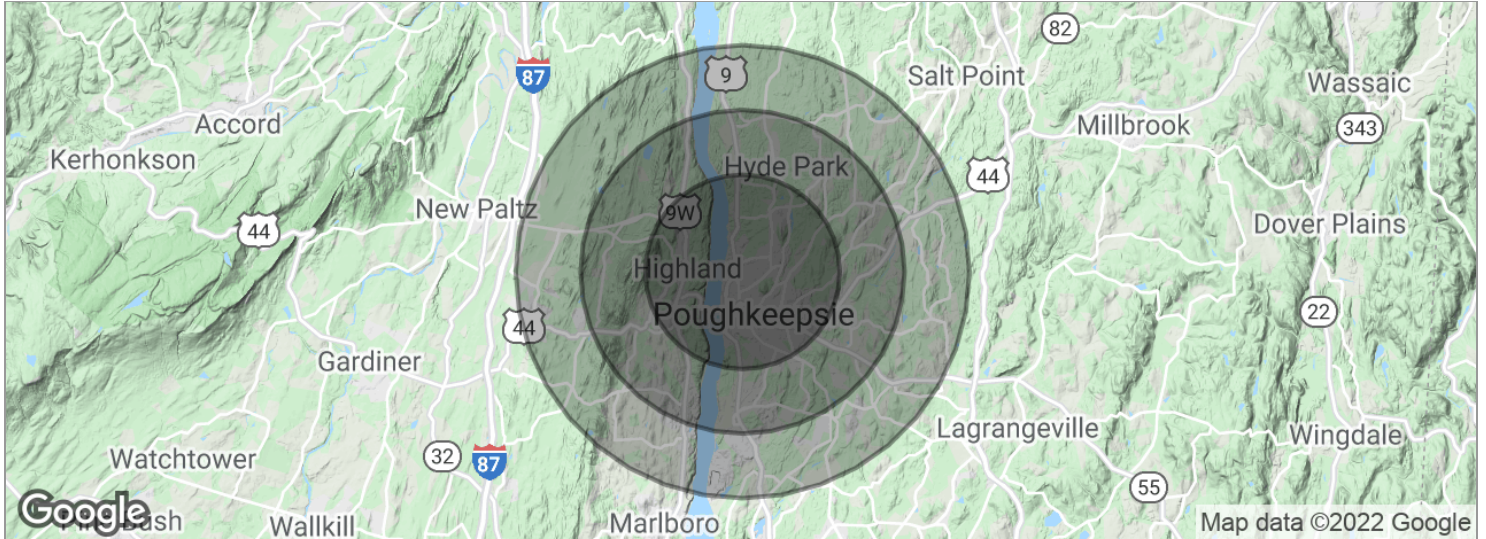
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# DEMOGRAPHICS & MAP DATA

## POPULATION, HOUSEHOLD & INCOME

INCLUDING DUTCHESS COUNTY & ULSTER COUNTY AREAS



POPULATION	3 MILES	5 MILES	7 MILES
Total population	67,964	109,654	145,506
Median age	32.6	35.0	36.8
Median age (male)	31.3	33.5	35.5
Median age (Female)	33.1	35.6	37.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	25,437	40,734	53,980
# of persons per HH	2.7	2.7	2.7
Average HH income	\$56,210	\$67,215	\$73,459
Average house value	\$254,405	\$273,945	\$293,607

\* Demographic data derived from 2010 US Census



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