



FOR LEASE

PROFESSIONAL OFFICE / MEDICAL SUITES

POUGHKEEPSIE, NY



Building 201



Building 205

U.S. ROUTE 9 AT SOUTH AVENUE EXIT

- **201 & 205 South Avenue**
Poughkeepsie, NY 12601
- **Directions:** Mid-Hudson Bridge to U.S. Route 9 S. to S. Ave Exit
- **Type:** Administrative / Clerical Offices
Medical / Clinical Suites

Available Suites:

201 South Avenue

350 ± SF – Suite 507
600 ± SF – Suite 204
670 ± SF – Suite 503
700 ± SF – Suite 306
810 ± SF – Suite 302
900 ± SF – Suite 501
935 ± SF – Suite 301
1,060 ± SF – Suite 307
1,100 ± SF – Suite 201/202
1,730 ± SF – Suite 104

205 South Avenue

975 ± SF – Suite 107
1,800 ± SF – Suite 108
2,000 ± SF – Suite 204
3,000 ± SF – Suite 200
Suites 200 & 204 Combined = 5,000 ± SF



- **Utilities:** Central Water
Sewer
Gas
- **Area Demand Generators:**
The Manor at Woodside, Senior Living Community
Central Hudson Gas & Electric Corp.
Vassar Brothers Medical Center

Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	62,093	96,139	130,501
Avg. HH Income	\$66,274	\$76,930	\$80,102
# of Households	22,902	34,830	48,110

- **Asking Price:** \$17.50 Per SF
Includes Utility Costs, Taxes, & Common Area Maintenance

** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED **



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601

Thomas M. Cervone
(845)485-3100
tom@crproperties.com
www.crproperties.com

