

Medical Arts Pavilion

19 Baker Avenue, Poughkeepsie, NY 12601



AVAILABLE SPACE
1,747 – 9,031 RSF

 **VIEW SUITES**

- Two-story medical office building on the MidHudson Regional Hospital campus
- Features on-site pharmacy and enclosed walkway to adjacent hospital
- Located close to the downtown business district, near Route 9, and the Mid-Hudson Bridge
- Monument signage opportunity, adjacent parking garage, and covered patient drop-off
- Excellent condition, 2nd-gen first-floor suites available
- Generous Tenant Improvement Allowance with flexible terms

Excellent condition, 2nd-gen medical suites on the MidHudson Hospital Campus.

POPULATION (5-MILE RADIUS)

89,402

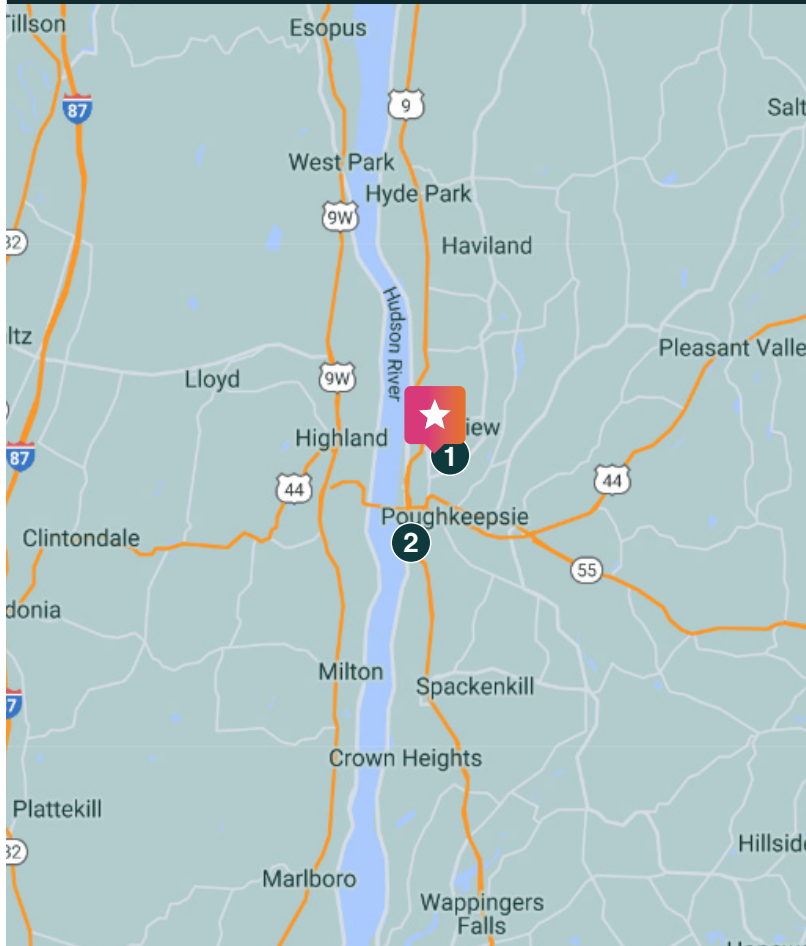
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$84,249

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

74.0%

19 BAKER AVENUE, POUGHKEEPSIE, NY 12601



NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. MidHudson Regional Hospital	0 mi	0 min
2. Vassar Brothers Medical Center	3 mi	8 min

SURROUNDING POINTS OF INTEREST

- Vassar College
- Marist College
- Rite Aid
- Tarrytown Gourmet
- Market Fresh
- Hudson Plaza
- Poughkeepsie Grand Hotel
- Vassar Golf Course
- Planet Fitness
- Starbucks
- Bronx Pie Pizza
- Dutch Treat Café

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