

**Walter Finnerman, Director**  
**Commercial Investment Div.**  
**Berkshire Hathaway Hudson Valley Properties**  
[wfinnerman@bhhshudsonvalley.com](mailto:wfinnerman@bhhshudsonvalley.com)

**892 Main Street**  
**Fishkill, NY 12524**  
**O & C: (845) 705-0994**

**MEDICAL OFFICE SPACE**  
**FOR LEASE 1,300 SQ.FT.**  
**NEW WINDSOR, NY**

**Location:** 17 Oakwood Terrace, off RT. 94 ( Blooming Grove Turnpike) New Windsor, NY Orange County

**Facility:** Last remaining suite in a multi tenant medical office building.

**Sq. Ft.:** 1,300 sq.ft., end cap of building.

**No. of Rooms:** 7 rooms plus 2 bathrooms ( 1 finished, 1 rough)

**Condition:** Excellent, modern, very clean, vinyl plank floors or carpet, fresh painted walls, drop ceilings, fully sprinklered, tile bath, 10 ft. ceilings.

**Rental:** \$3,200 a mo., \$24 per sq.ft. plus utilities.

**Parking:** Ample

**Utilities:** Town water & sewer

**More info/  
Inspection:** Contact John Ruggieri at Berkshire Hathaway  
( 917) 608 2980 [jruggieri@bhhshudsonvalley.com](mailto:jruggieri@bhhshudsonvalley.com)

Or

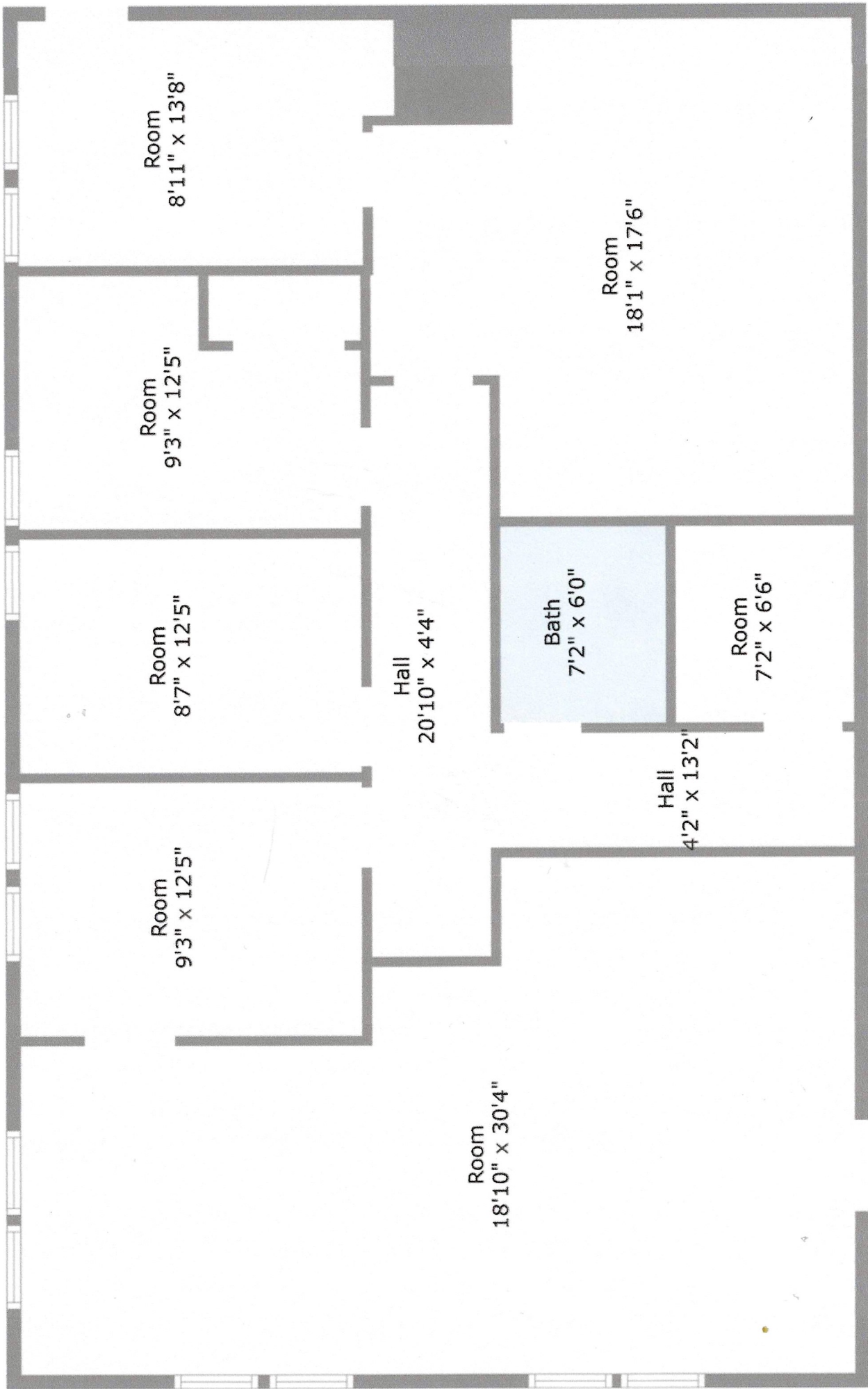
Walt @ Berkshire Hathaway  
(845) 705-0994  
[wfinnerman@bhhshudsonvalley.com](mailto:wfinnerman@bhhshudsonvalley.com)











All Measurements Are Approximate And Subject To Independent Verification.











