



# NEWLY RENOVATED 289 MAIN BUILDING

289 MAIN ST, POUGHKEEPSIE, NY 12601

## EXECUTIVE SUMMARY



Lease Rate	<b>\$950.00 - 3,750.00 PER MONTH</b>
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OFFERING SUMMARY	
Available SF:	400 - 2,250 SF
Suites:	201, 203, 205
Market:	Hudson Valley
Available:	Now
Submarket:	Poughkeepsie

### PROPERTY OVERVIEW

Premium office space for rent in a newly renovated building in the heart of the commercial district of downtown Poughkeepsie. Entrance off Garden St. Join a collection of businesses and artists in this beautiful building with an elevator, video intercom entry, and heavy foot traffic.

Beautiful second-floor unit with reception area and unobstructed open space making it conducive to many uses, including office, seminar space, yoga studio, production, art, and more.

### PROPERTY HIGHLIGHTS

- Elevator Building
- Video Intercom and Keyless Entry
- Heavy Traffic Building
- Bike Storage
- Desirable area
- Mixed-Use with Retail, Apartments and Office



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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	400 - 2,250 SF	Lease Rate:	\$950.00 - \$3,750.00 per month

### AVAILABLE SPACES

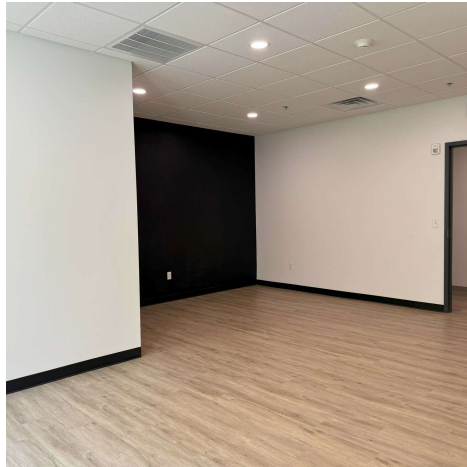
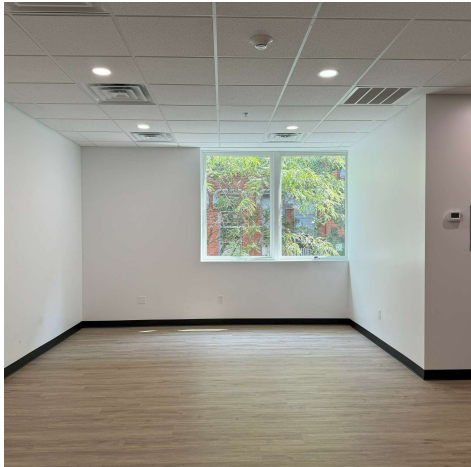
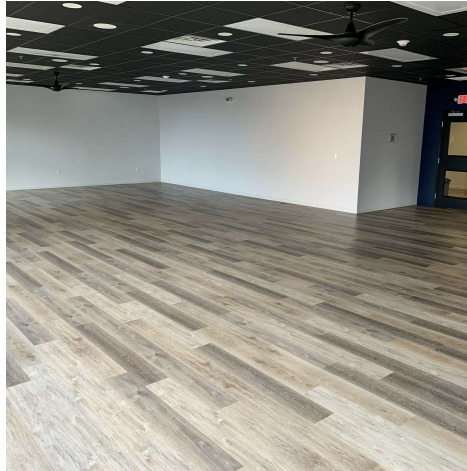
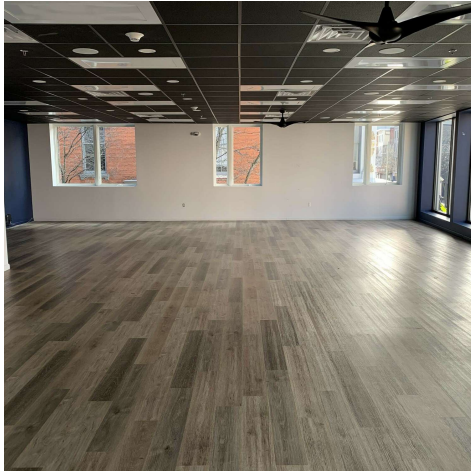
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 203	Available	400 SF	Modified Gross	\$950 per month	-
Suite 205	Available	450 SF	Modified Gross	\$1,100 per month	-
Suite 201	Available	2,250 SF	Modified Gross	\$20.00 SF/yr	Former Barber Shop and Yoga Studio space



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## ADDITIONAL PHOTOS

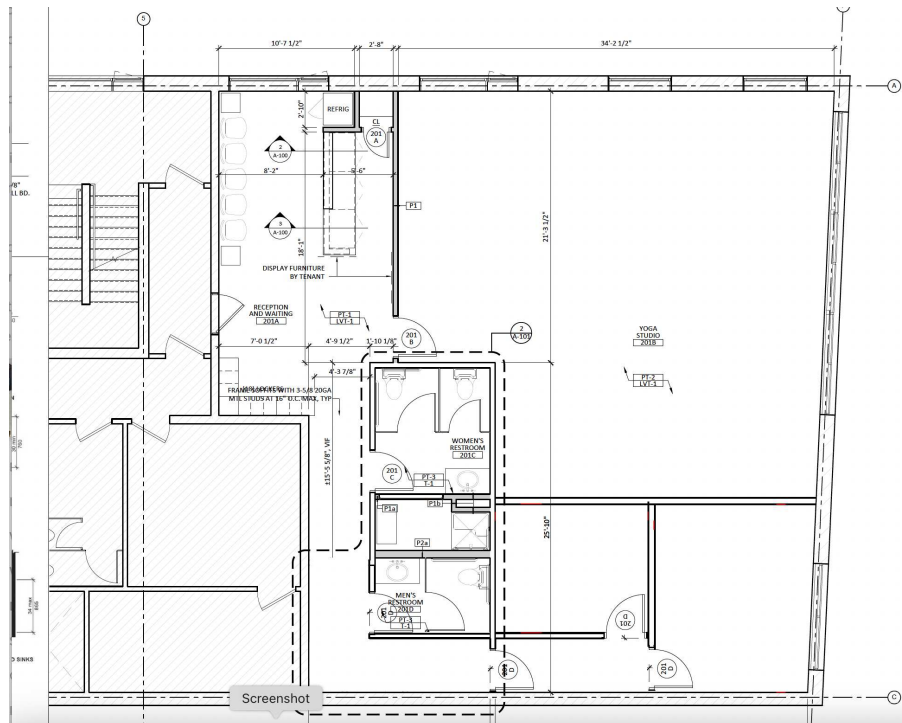
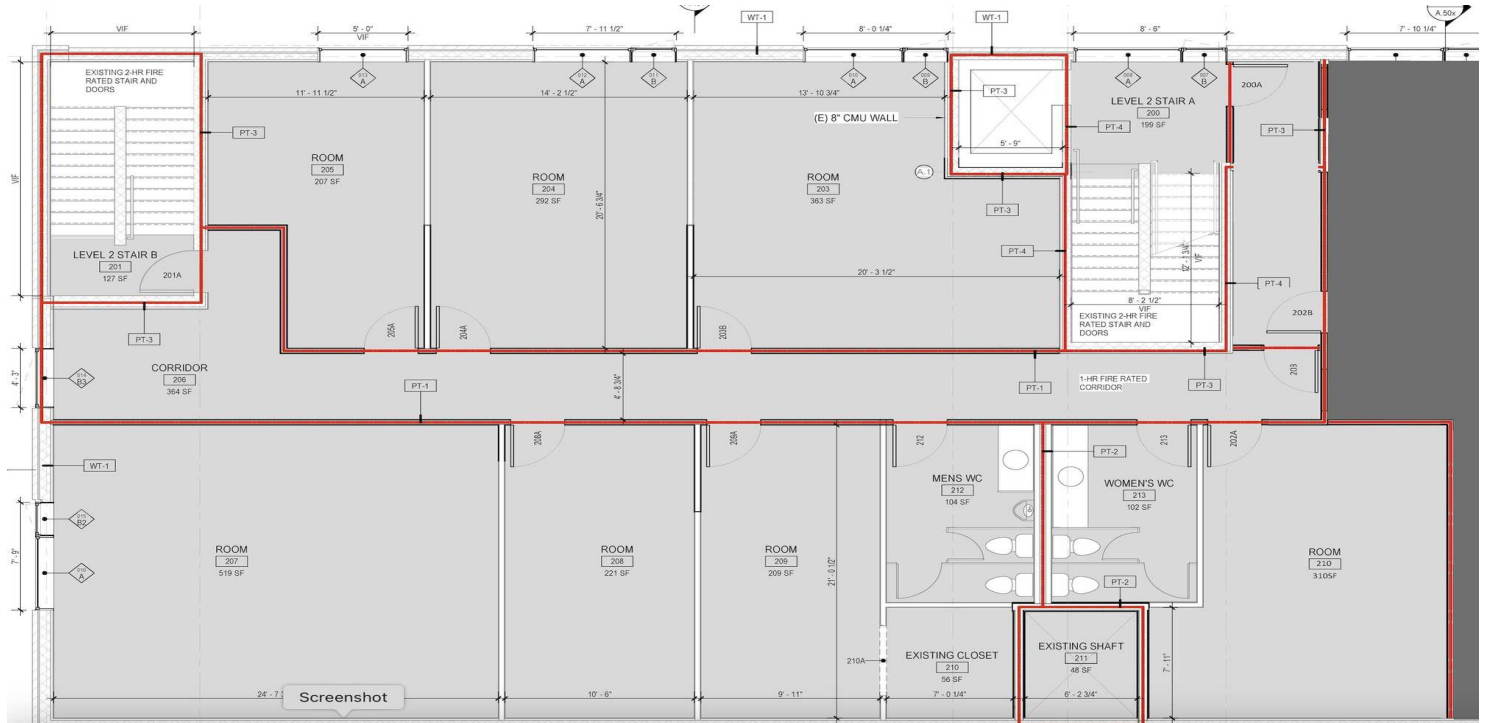


BRIAN MOSSEY  
D. 845.288.4367  
M. 845.288.4367  
bmossey@bhhshudsonvalley.com

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## FLOOR PLANS

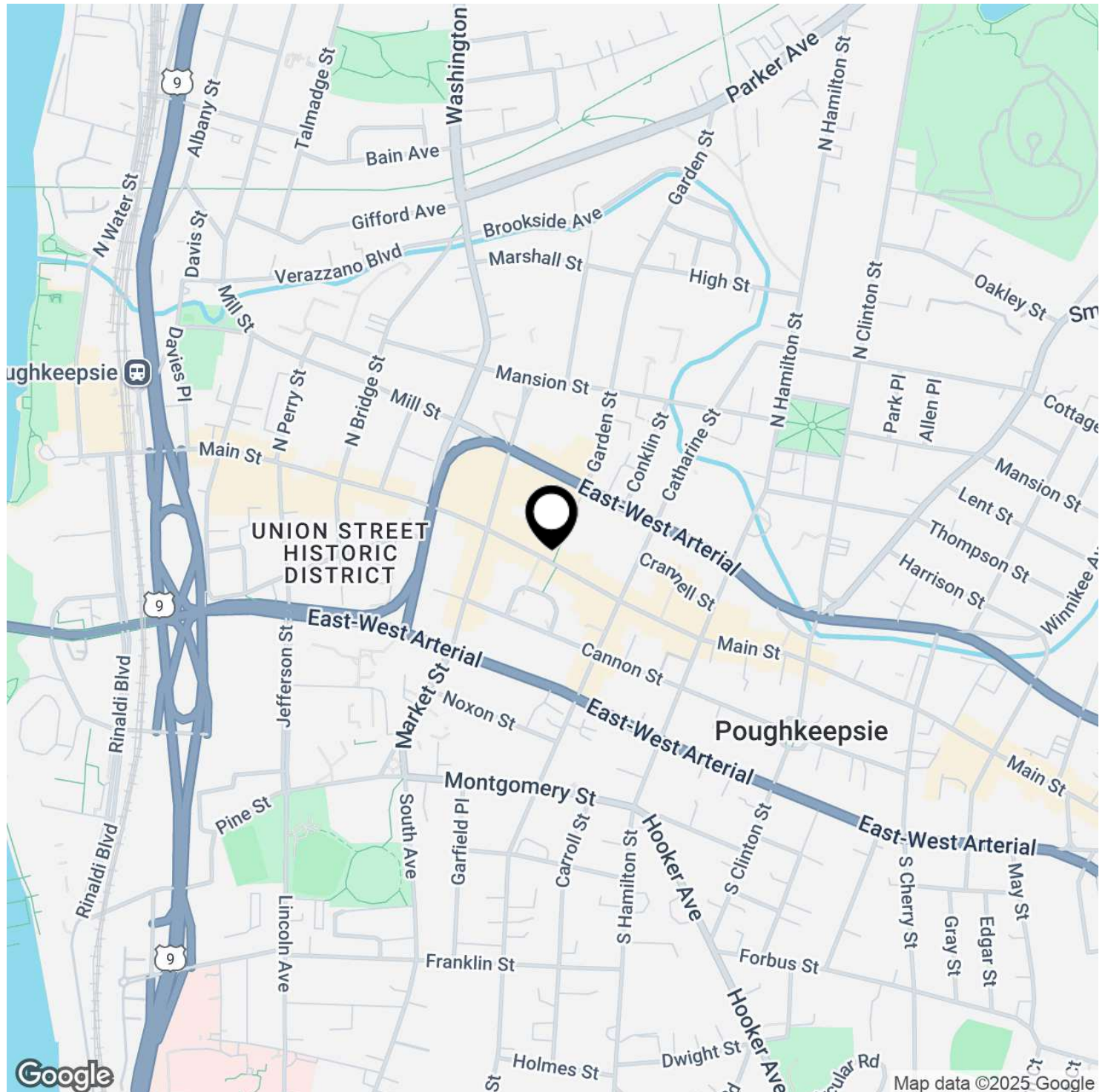




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## LOCATION MAP

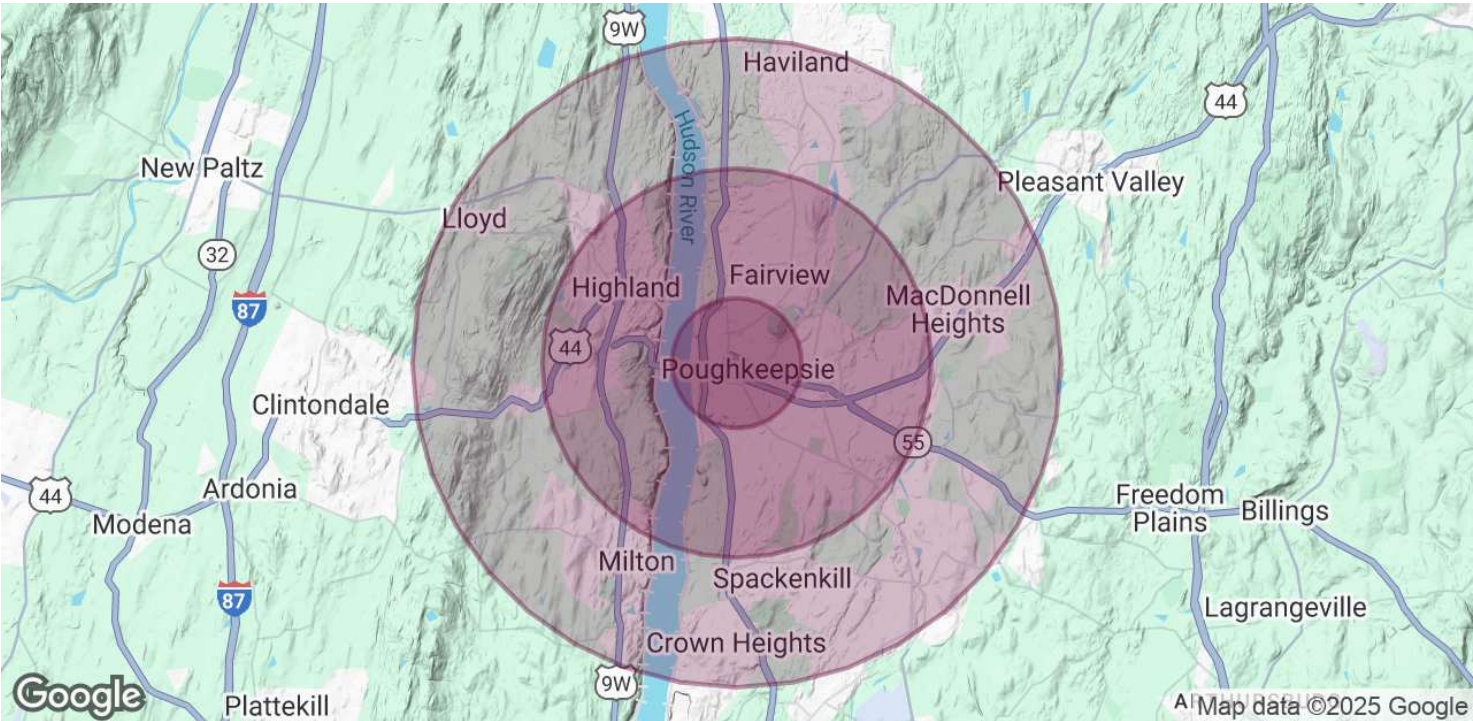




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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,790	59,988	91,467
Average Age	35.6	37.9	39.9
Average Age (Male)	35.7	37.4	38.9
Average Age (Female)	36.6	39.0	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,025	25,432	37,913
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$54,721	\$79,927	\$89,788
Average House Value	\$130,707	\$181,254	\$222,763

\* Demographic data derived from 2020 ACS - US Census