

37 RAMLAND ROAD

ORANGEBURG, NY 10962

OFFICE FOR LEASE



Property Description

At 37 Ramland Road in Orangeburg, NY, this property offers a contemporary and versatile leasing opportunity. With modern design, ample natural light, and customizable floor plans, it's an ideal environment for productivity and creativity. State-of-the-art amenities, ample parking, and easy access to major transportation routes ensure convenience for employees and visitors. Total office space of 6000SF at \$14.75 PSF. Total space can be divided, used, and leased for different purposes, 2300SF and 3700SF.

Offering Summary

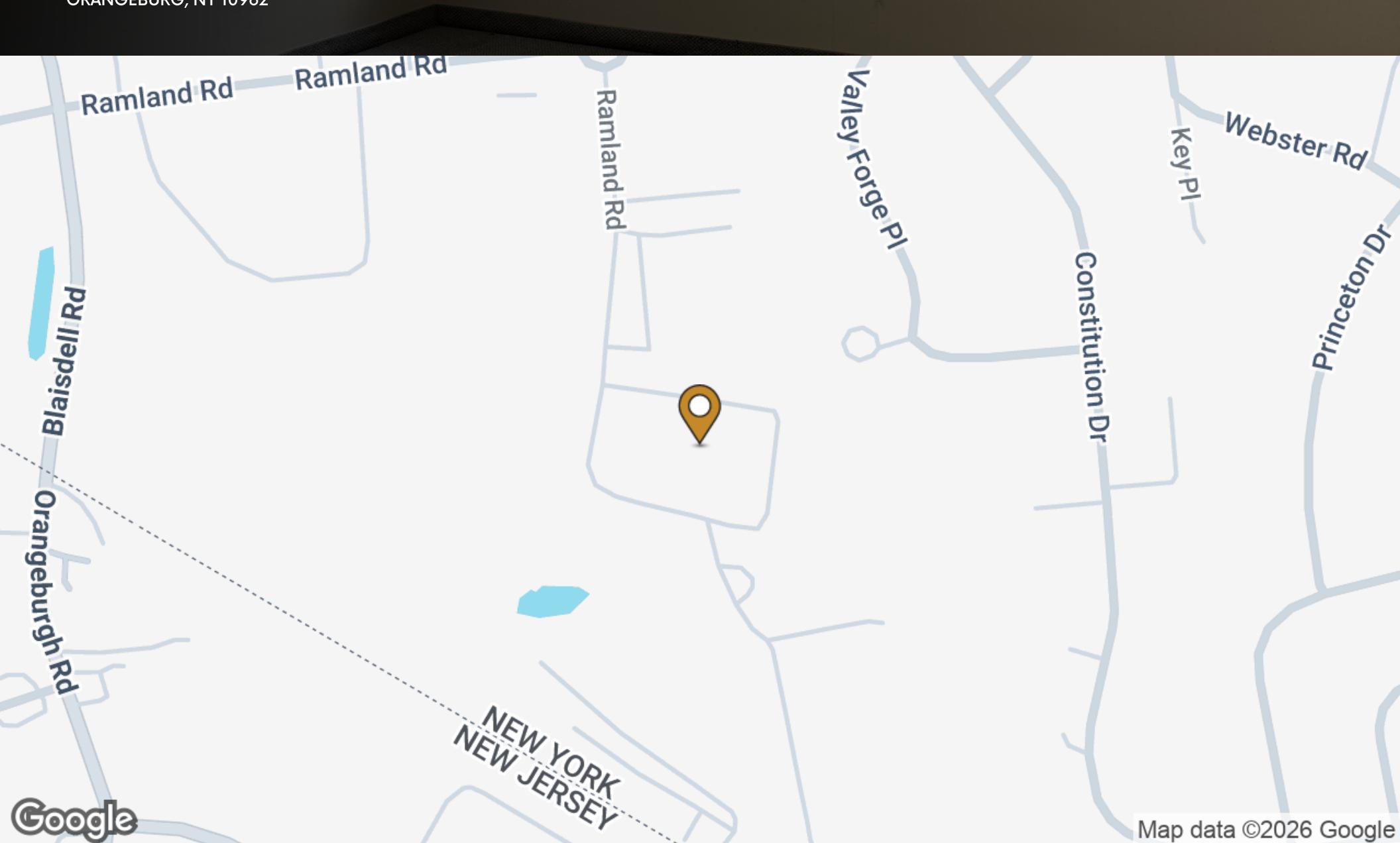
Lease Rate:	\$14.75 SF/yr (Gross)
Available SF:	2,300 - 6,000 SF
Building Size:	6,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	130	467	2,198
Total Population	397	1,408	6,661
Average HH Income	\$225,707	\$212,109	\$208,489

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Jason Horowitz Broker of Record 845.323.9177 Jason@TriforceCRE.com

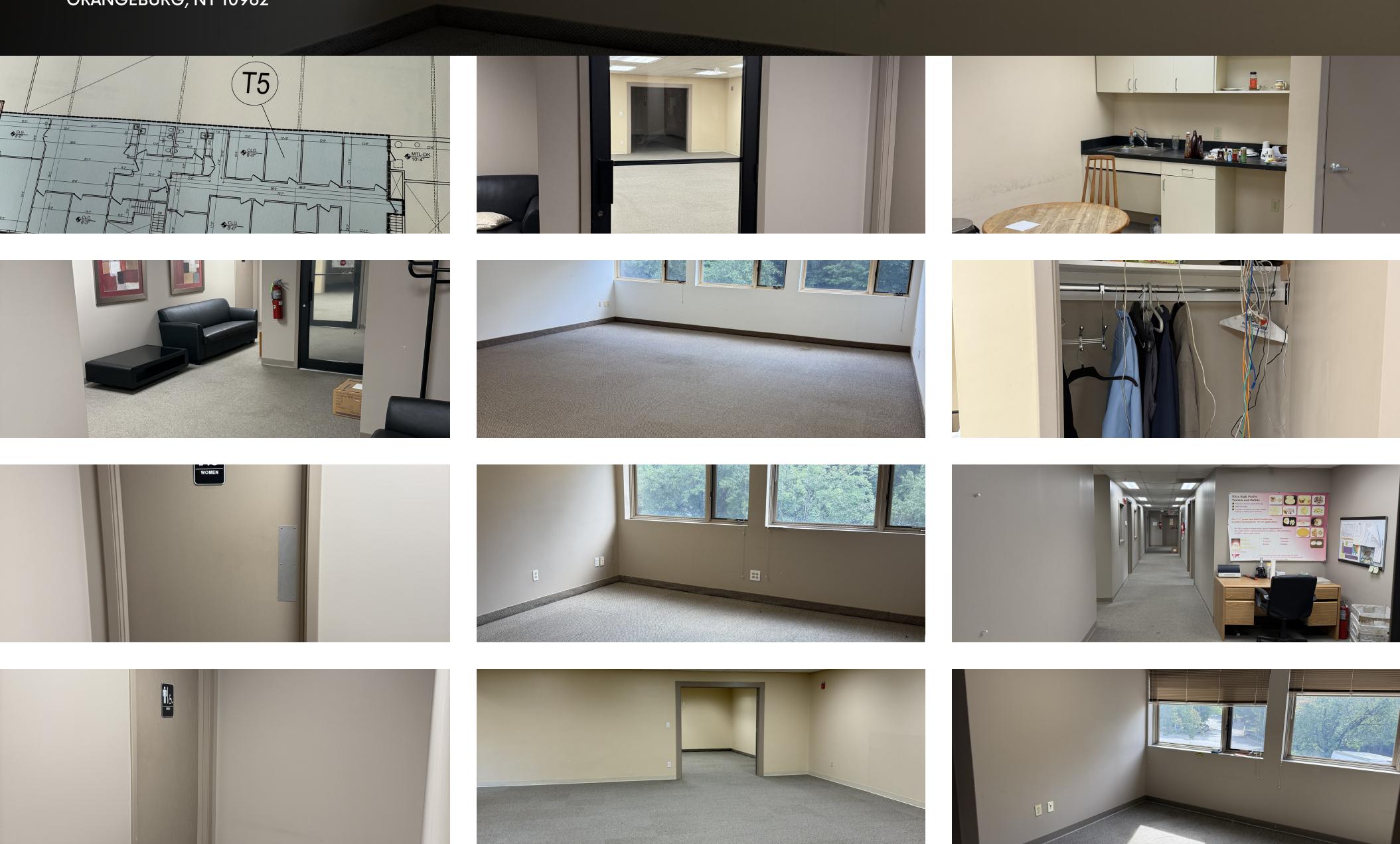
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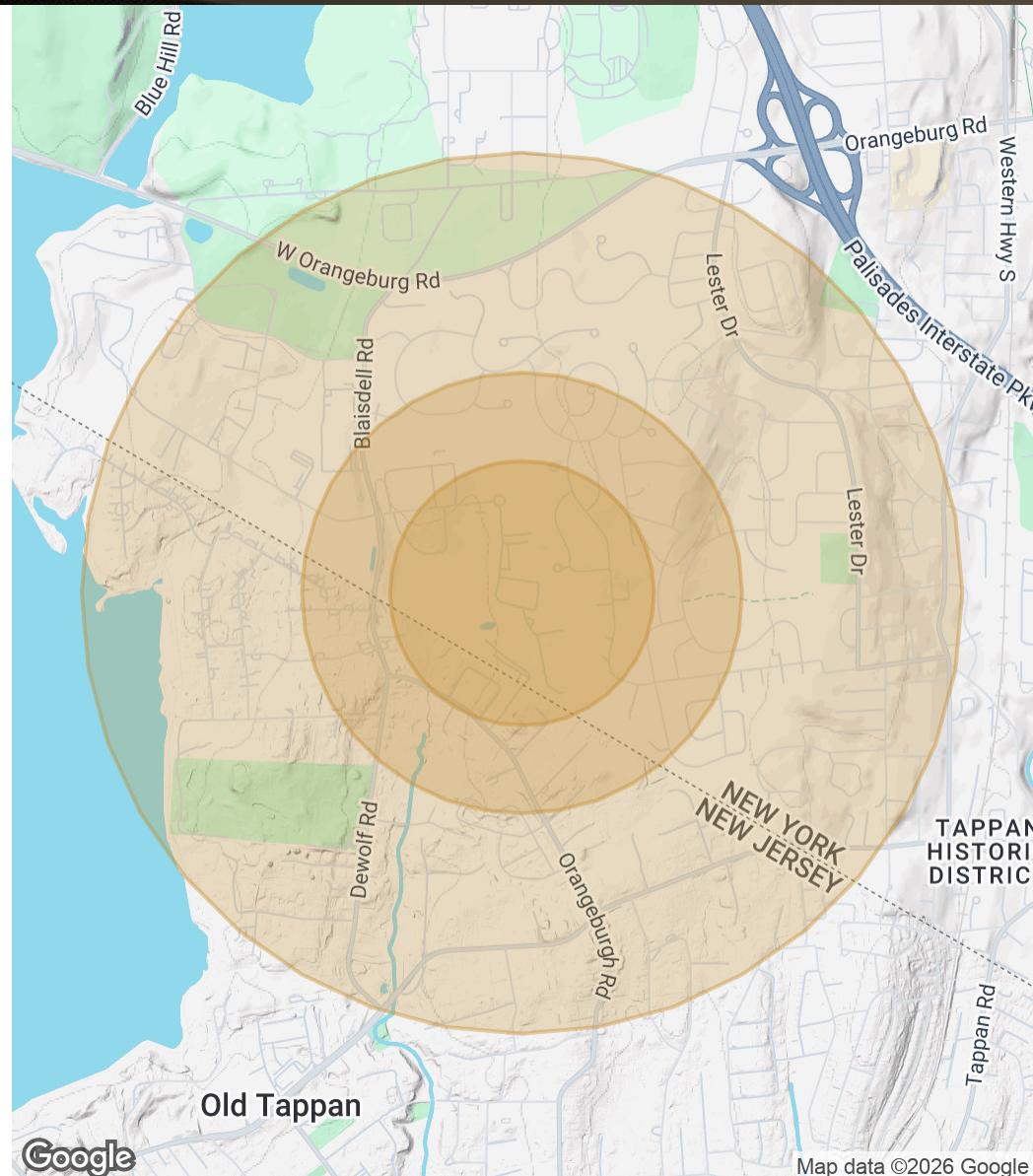
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	397	1,408	6,661
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	44	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	130	467	2,198
# of Persons per HH	3.1	3	3
Average HH Income	\$225,707	\$212,109	\$208,489
Average House Value	\$842,147	\$831,999	\$813,801

Demographics data derived from AlphaMap



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