



PROFESSIONAL CLASS A OFFICE BUILDING RIVERSIDE OFFICE PARK, U.S. ROUTE 9, POUGHKEEPSIE



MID-HUDSON BRIDGE | IBM POUGHKEEPSIE | SPACKENKILL AREA

ADDRESS: 2645 South Road
Poughkeepsie, NY 12601

LOCATION: Mid-Hudson Bridge,
Poughkeepsie Metro-North
Station to Grand Central
Station, and
Amtrak to Penn Station
Approximately 4 Miles

BUILDING SIZE: 15,585 ± SF

LOT SIZE: 5.5 ± Acres

UTILITIES: Municipal Water & Sewer

ZONING: OR - Office Research District

AREA TRAFFIC COUNT: U.S. RT 9 - 60,000 AADT

LEASE PRICE: \$28 Per SF



PROPERTY OVERVIEW

CR Properties Group is pleased to offer for lease a professional Class A Office building at Riverside II located approximately 6 Minutes / 4 Miles from the Mid-Hudson Bridge. This Class A building consists of 15,585 ± SF located off of U.S. Route 9 with 125 on-site parking spaces available. Riverside II is adjacent to Riverside I, a Class A Office Building joined by Merrill Lynch, Wells Fargo, & Health Quest. The property borders Samuel B. Morris Historic Estate, Museum, and Nature preserve where you can enjoy beautiful views and walking trails to the Hudson River.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com

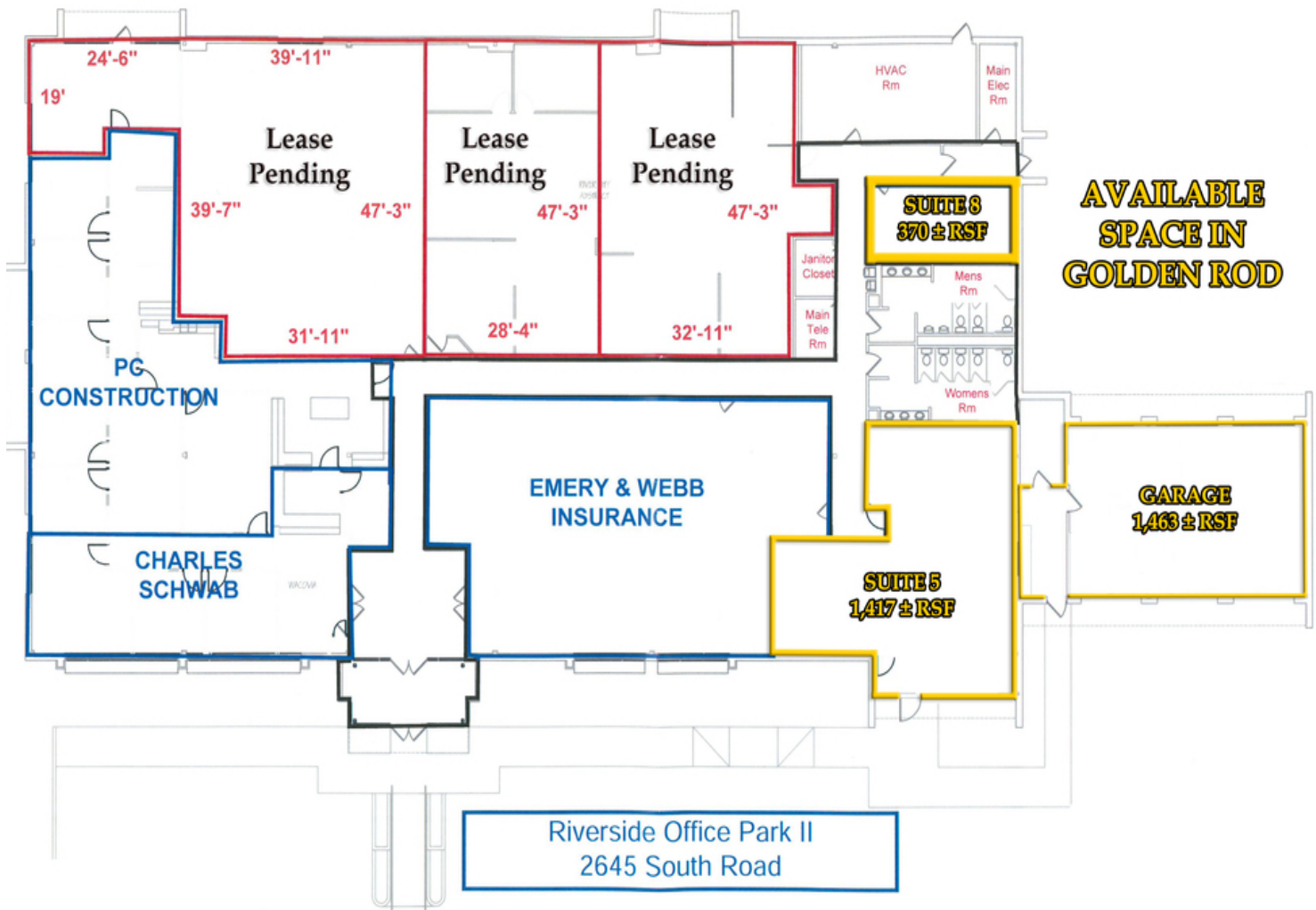


RIVERSIDE OFFICE PARK II

JOIN RIVERSIDE I - MERRILL LYNCH | WELLS FARGO | HEALTH QUEST

SUITES CAN BE COMBINED FOR LARGER SPACE

LEASE TYPE | To Be Determined TOTAL SPACE | 370 - 1,463 SF LEASE TERM | Negotiable LEASE RATE | \$28.00 SF/yr



| SUITE | STATUS | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|-----------|------------------|---------------|-------------------|
| Suite 8 | Available | 370 SF | To Be Determined | \$28.00 SF/yr | 327 ± Usable SF |
| Suite 5 | Available | 1,417 SF | To Be Determined | \$28.00 SF/yr | 1,254 ± Usable SF |
| Garage | Available | 1,463 SF | To Be Determined | \$28.00 SF/yr | 1,295 Usable ± SF |



CR Properties Group, LLC
 295 Main Street
 Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:
 Thomas M. Cervone
 845.485.3100
tom@crproperties.com



U.S. ROUTE 9 SIGNAGE | 60,000 AADT 2645 SOUTH ROAD POUGHKEEPSIE, NY 12601

125 ON-SITE PARKING SPACES AVAILABLE



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

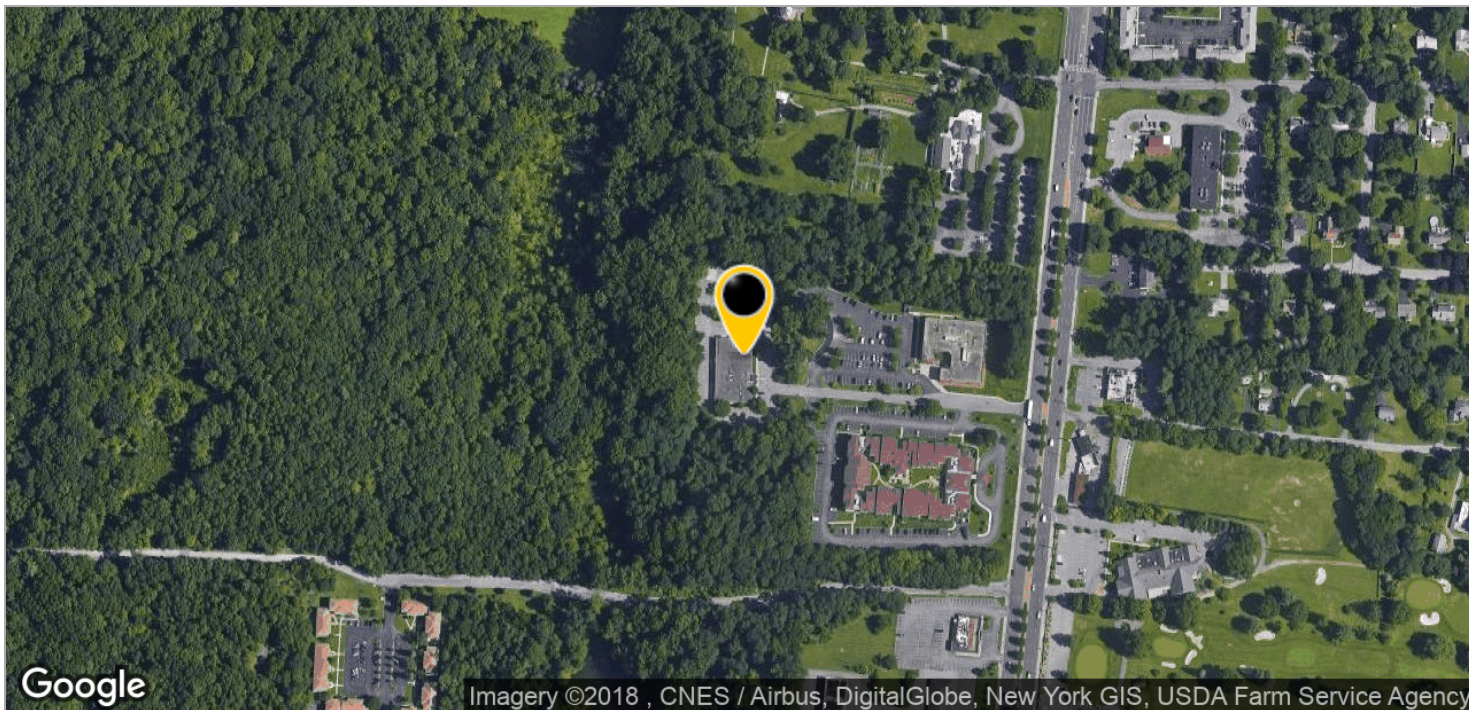
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



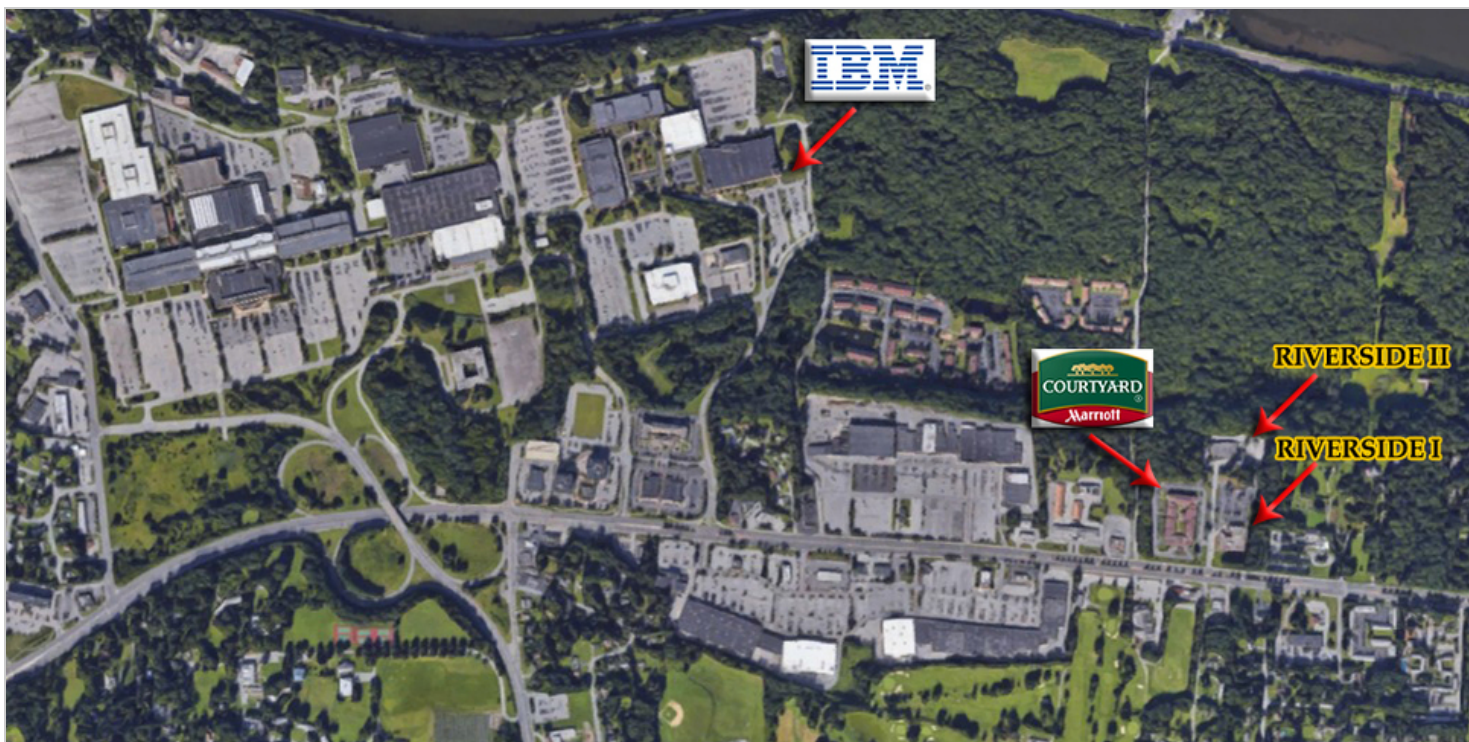
WALKING TRAILS TO THE HUDSON RIVER BORDERING SAMUEL B. MORRIS ESTATE

DUTCHESS COUNTY'S SHOPPING & BUSINESS DISTRICT



Google

Imagery ©2018 , CNES / Airbus, DigitalGlobe, New York GIS, USDA Farm Service Agency



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

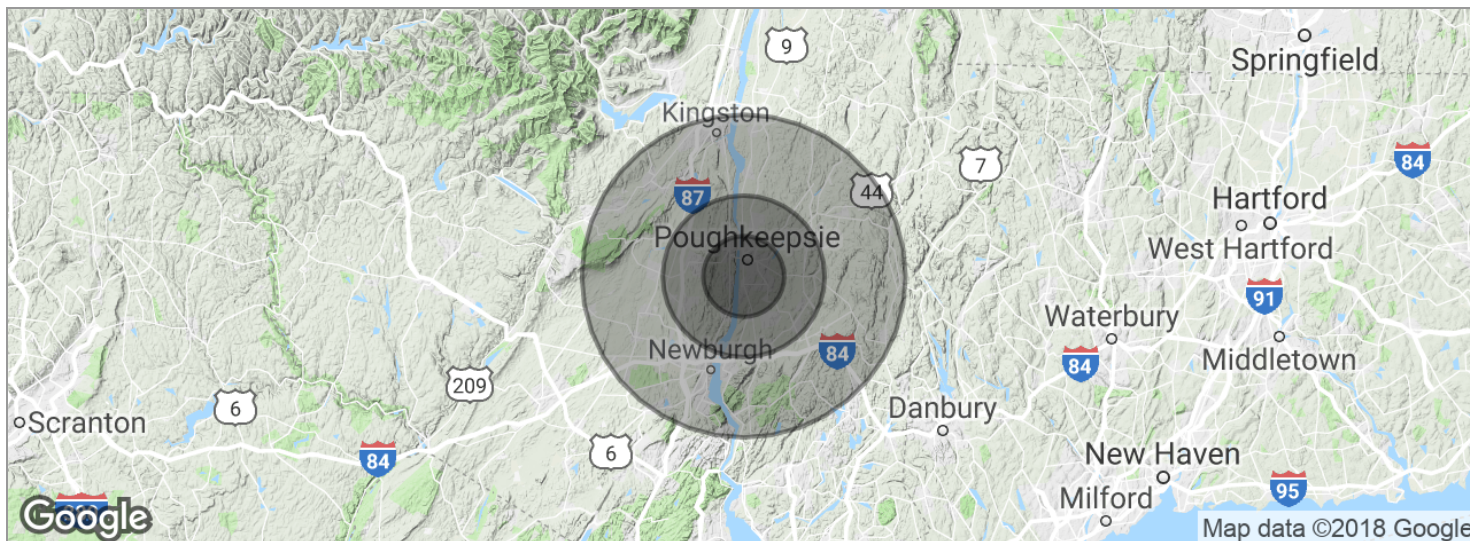
Thomas M. Cervone
845.485.3100
tom@crproperties.com



MID-HUDSON VALLEY TRADE AREA

MID-HUDSON BRIDGE | I-87 & I-84 | U.S. ROUTE 9

DUTCHESS | ORANGE | ULSTER COUNTIES



| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 115,999 | 242,219 | 604,830 |
| Median age | 36.1 | 37.8 | 38.7 |
| Median age (male) | 34.7 | 36.5 | 37.7 |
| Median age (Female) | 36.9 | 38.7 | 39.3 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
| Total households | 43,451 | 89,388 | 219,834 |
| # of persons per HH | 2.7 | 2.7 | 2.8 |
| Average HH income | \$69,985 | \$79,261 | \$82,636 |
| Average house value | \$279,827 | \$320,080 | \$334,233 |

* Demographic data derived from 2010 US Census



CR Properties Group, LLC
 295 Main Street
 Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
 845.485.3100
tom@crproperties.com