

**LEASE**

# 400 Riverside Drive

**JOHNSON CITY, NY 13790**

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**PRESENTED BY:**

**SCOTT WARREN, CCIM**

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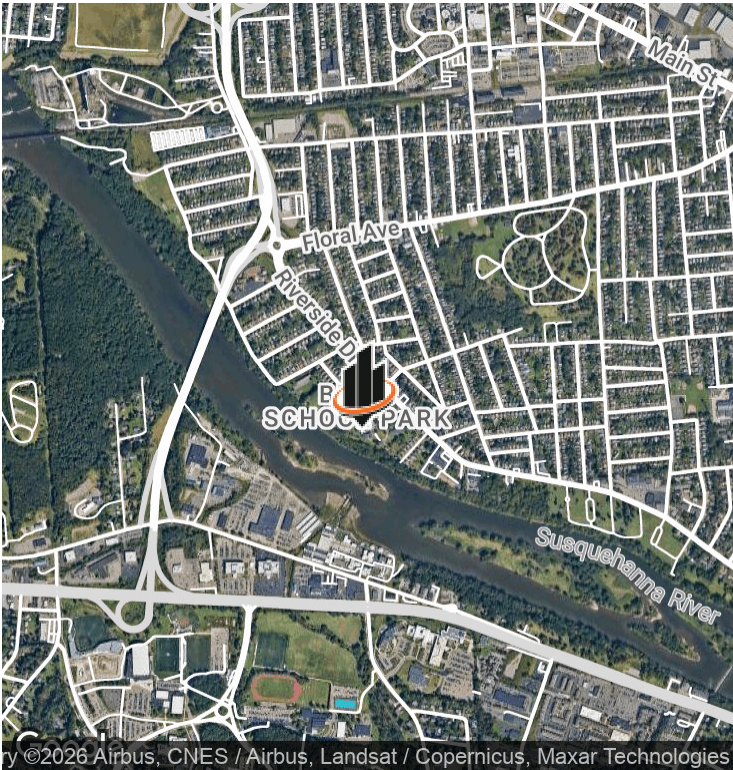
NY #10491212432



INNOVATIVE COMMERCIAL ADVISORS



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3.50 - 15.00 SF/yr (MG)
NUMBER OF UNITS:	3
AVAILABLE SF:	3,350 - 10,418 SF
LOT SIZE:	16.62 Acres
BUILDING SIZE:	10,418 SF

PROPERTY DESCRIPTION

This property offers a total of 10,418 square feet of office and flexible space within a newly reimagined mixed-use redevelopment that combines modern residential living with commercial and community amenities. The first floor provides 3,468 square feet of turnkey office space, while the second floor adds 3,350 square feet of open-concept offices designed for professional use. The lower level consists of 3,600 square feet with two separate entry and exit points and abundant natural light, making it suitable for office, showroom, storage, or specialty uses. Lease rates are \$15.00 per square foot Modified Gross for the first and second floors, and \$3.50 per square foot Modified Gross for the lower level.

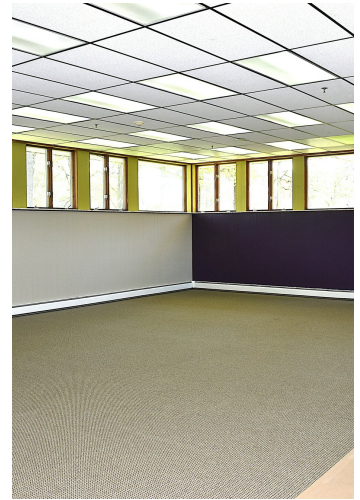
PROPERTY HIGHLIGHTS

- Modern mixed-use redevelopment bringing new housing and commercial activity.
- 10,418 total square feet with flexible layouts.
- High-visibility location with 16,577 vehicles daily.
- Less than 0.2 miles to Johnson City Circle and major routes.

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## ADDITIONAL PHOTOS



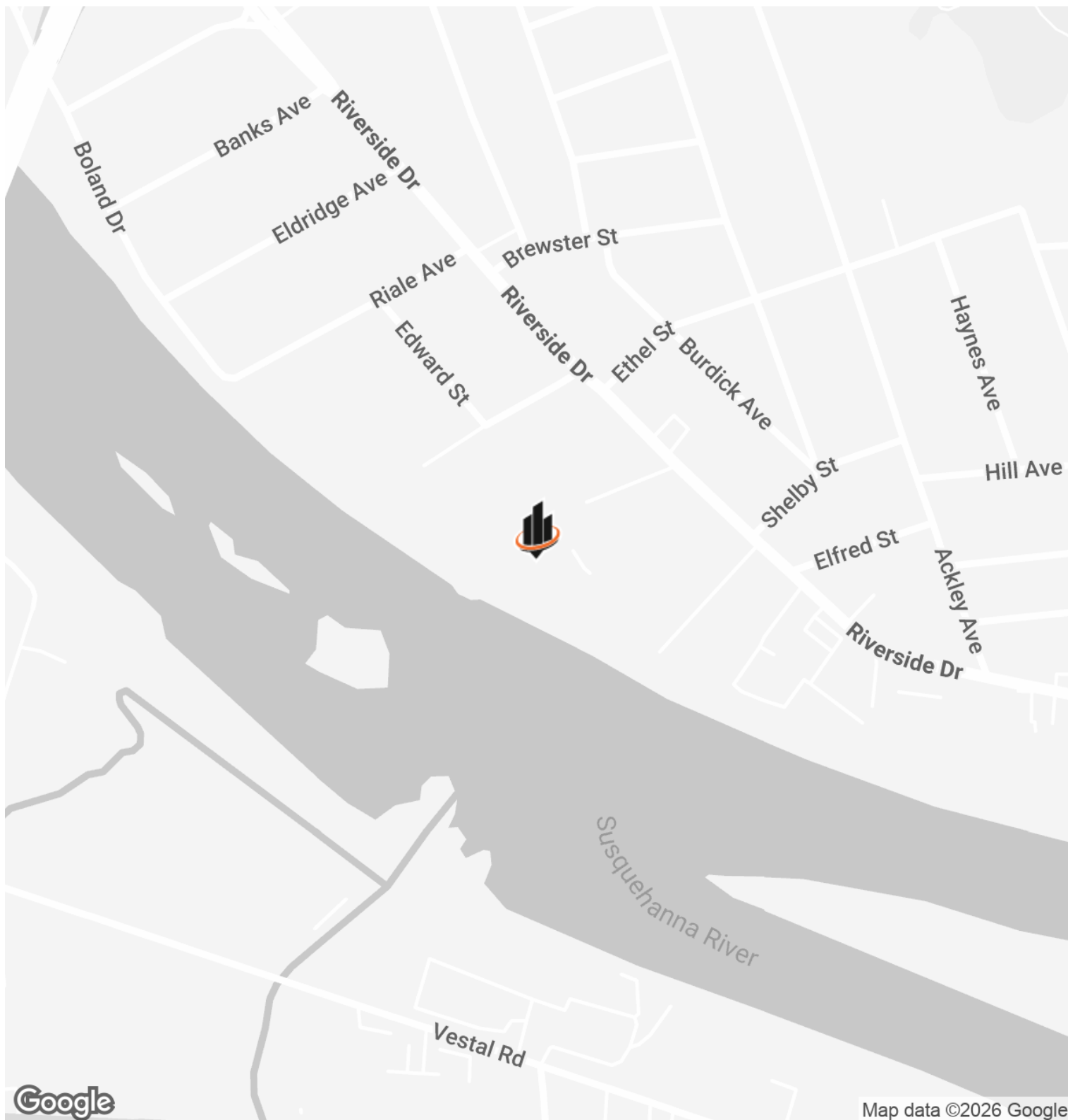
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## LOCATION MAP



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