



FOR SALE OR LEASE

10,000 SF CONTEMPORARY TECH-FRIENDLY OFFICE BUILDING ON 1.6 ACRES

Sale Price: \$1,150,000 | Lease Rate: \$17 NNN

Property Highlights

- 10,000 SF 2-story building, completely renovated in 2001
- 1st Floor includes: 15 offices, executive conference room, training room, and cafeteria
- 2nd Floor includes: 7 offices and game room
- Ceiling height: 10 ft.
- Utilities: 3-Phase 208/120 Volt, 600 amp service, forced hot-air propane heat (convertible to gas), 37-ton capacity central AC with 9 zones
- Parking available for 52 vehicles



AVAILABLE FOR SALE OR LEASE		
SALE	\$1,150,000	Building can be delivered partially tenanted or vacant. For further information on existing Rent Roll, please execute NDA.
LEASE	\$17/SF NNN	The building can be made completely available for lease with advance notice to tenants. Minimum rentable SqFt is 2,563 SF.

For more information, please contact:

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Description

The owner retained one of the Hudson Valley's leading commercial construction companies, Storm King Contracting to design and build their software technology headquarters. Storm King is the premier construction company in the Hudson Valley responsible for many of the most innovative projects in the Hudson Valley including Angry Orchards, Scenic Technologies, Hannaford Supermarkets, Bard College and the Mohonk Mountain House Spa and Fitness Center.

The goal was to design a contemporary technology center for the employees that would, not only be ergonomically sound, but be an attractive place for their employees to work. The space includes lighting conducive to working on computers, a balance of private working offices and open space to gather for meetings and collaborative work.

The building enters into a beautiful atrium that provides visibility to the elevated walkways and mezzanine area and gives easy access to an executive conference room with double doors and a vaulted ceiling. The building features an 800 amp, 3-phase electric service along with a 9-zone HVAC system that maximizes efficiency in the use of energy. The parking lot features 52 parking spaces for ample parking.

There are 15 private offices on the first floor plus a training lab, café and 600 square foot collaborative work area on the eastern side of the building with it's own private conference room.

The northwest side of the building features an administrative suite that includes 5 private offices, open workspace, built-in units for supplies, office equipment and its' own reception area.

The upstairs space includes seven private offices, an additional collaborative work area that can easily be converted to an entertainment or game room. There is an additional 600 square feet of unfinished space for future expansion requirements. Skylights are integrated throughout the second floor to provide access to natural light. The building features an elevator lift to accommodate those employees or guests who need ADA access.

In addition to the main entrance on Highway 9W, the property has its own access to a quiet private street on the east side that takes you into the beautiful village of Cornwall-on-Hudson via Academy Avenue. The building is within 7 miles of Stewart International Airport, 5 miles of both Metro North and NJ Transit train stations with service to NYC. The building is less than 50 miles to the G.W. Bridge via Route 9W and the Palisades Parkway. Employees can walk into the village of Cornwall on Hudson to enjoy the local coffee shops, restaurants and taverns. Hiking, golf, skiing and boating are all within a few minutes of the property.



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2017 Demographics

5 Miles

Population

81,823

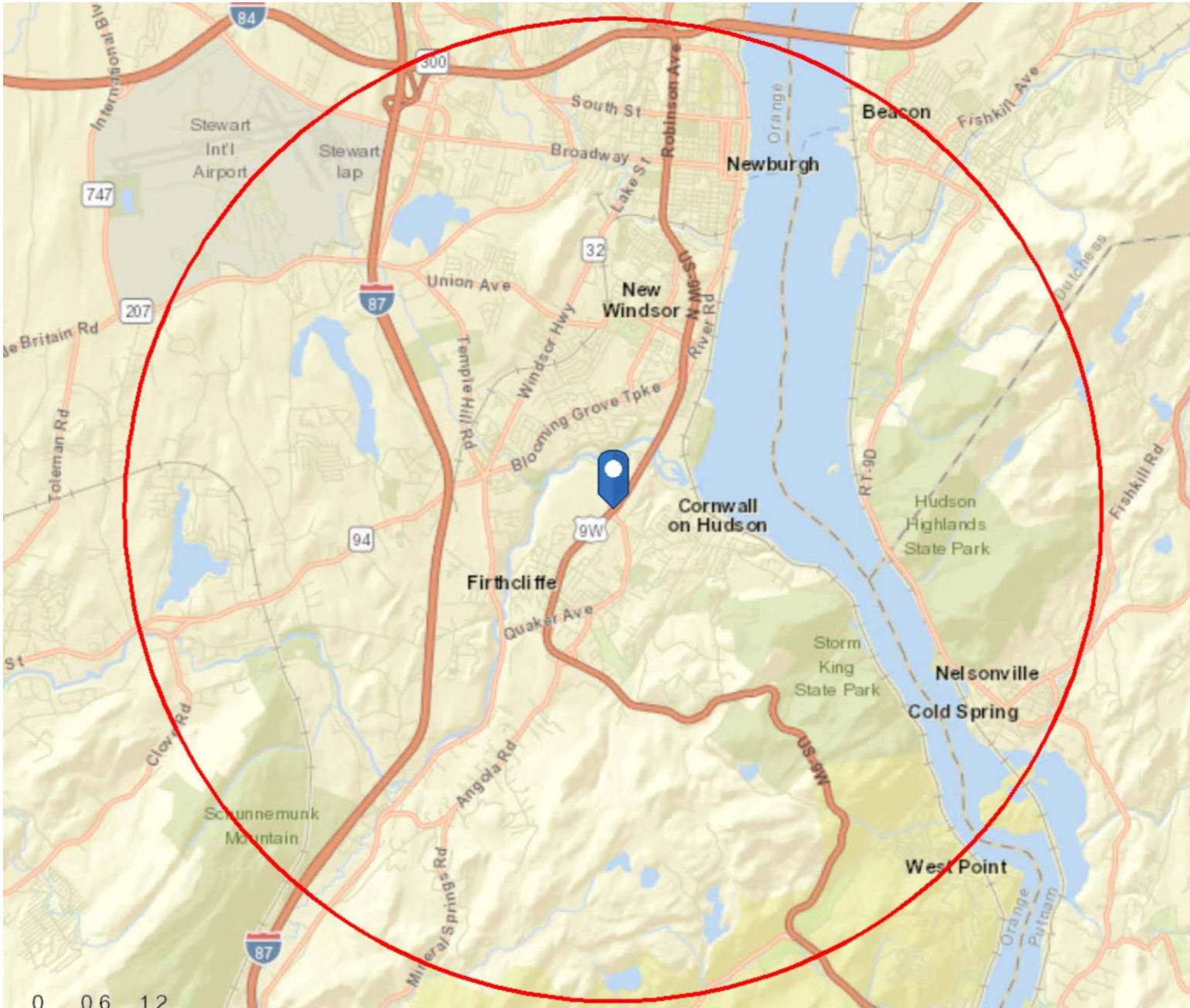
Households

84,935

Average Income

\$91,445

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2017 and 2022..



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