



PROFESSIONAL CLASS A OFFICE SUITE

3344 US ROUTE 9, POUGHKEEPSIE, NY 12601



MARIST UNIVERSITY, HUDSON HERITAGE, MIDHUDSON REGIONAL HOSPITAL

ADDRESS: 3344 US Route 9
Poughkeepsie, NY 12601

LOCATION: Mid-Hudson Bridge
(4 Minutes / 2 Miles)
Poughkeepsie Metro-North
(5 Minutes / 1.2 Miles)

CO-TENANTS: Mike Arteaga's Health & Fitness Centers
Rutberg Breslow Personal Injury Law

TRAFFIC COUNT: 39,870 AADT @ US Route 9

AVAILABLE SPACE: Space A: 1,553 SF
Space B: 4,000 SF

LEASE PRICE: \$29.50 Per SF



PROPERTY OVERVIEW

CR Properties Group is pleased to offer Professional Office Space For Lease on 3344 US Route 9, Poughkeepsie, NY 12601. This space offers two offices, conference room, U.S. Route 9 signage and visibility, and within a building with strong co-tenants. The Mid-Hudson Bridge is 4 minutes away from this location & Metro-North Poughkeepsie (Hudson line) and Amtrak is 5 minutes away. Penn Station to Poughkeepsie Amtrak (Hudson Line) 1 hour and 35 minutes. Grand Central Terminal Metro-North (Hudson Line) is 1 hour and 50 minutes.

Matterport 3D Virtual Tour Space A: <https://my.matterport.com/show/?m=VH6fWwg9fs>

Matterport 3D Virtual Tour Space B: <https://my.matterport.com/show/?m=1LtqixkRo3U>

Photography: <https://crproperties.com/search-property-listings/?propertyId=ArteagaSU>



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:

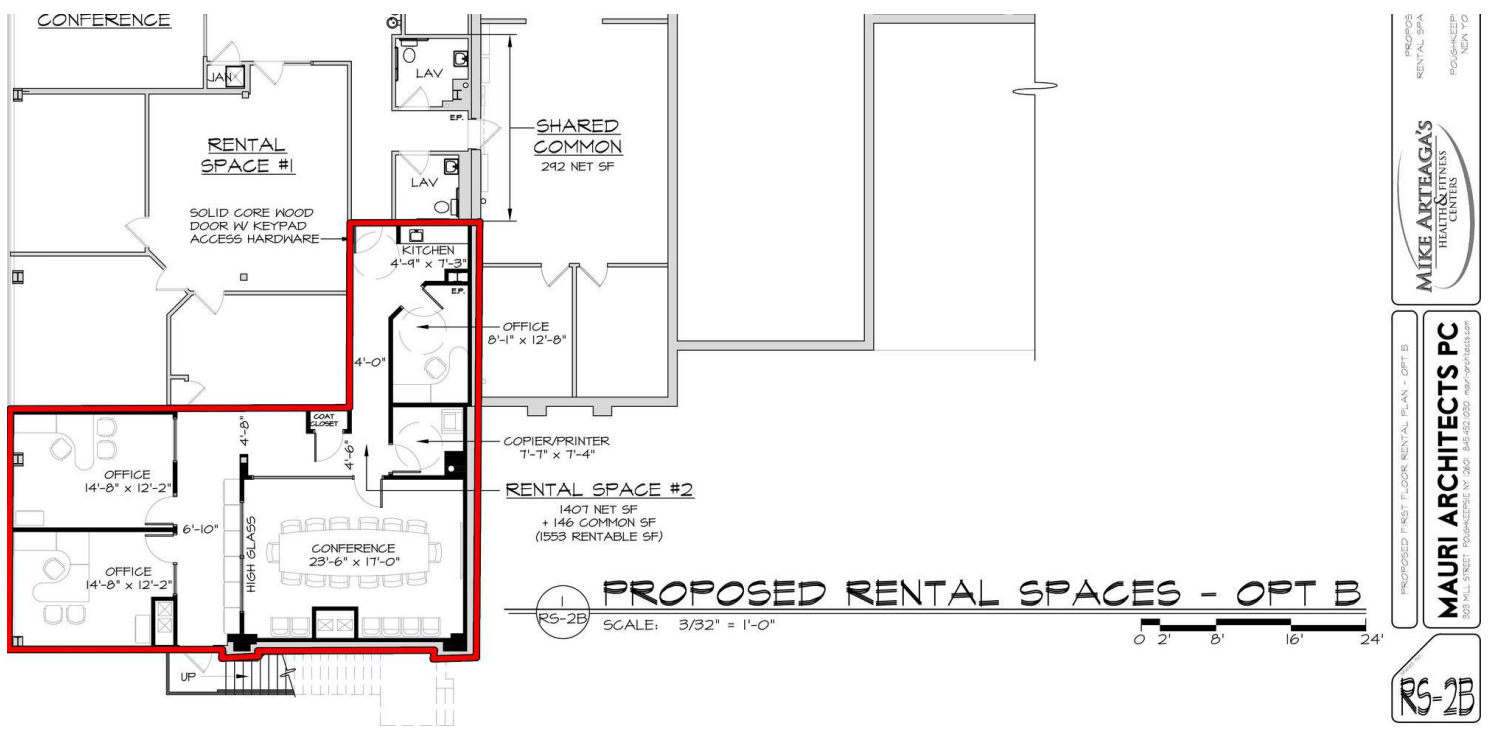
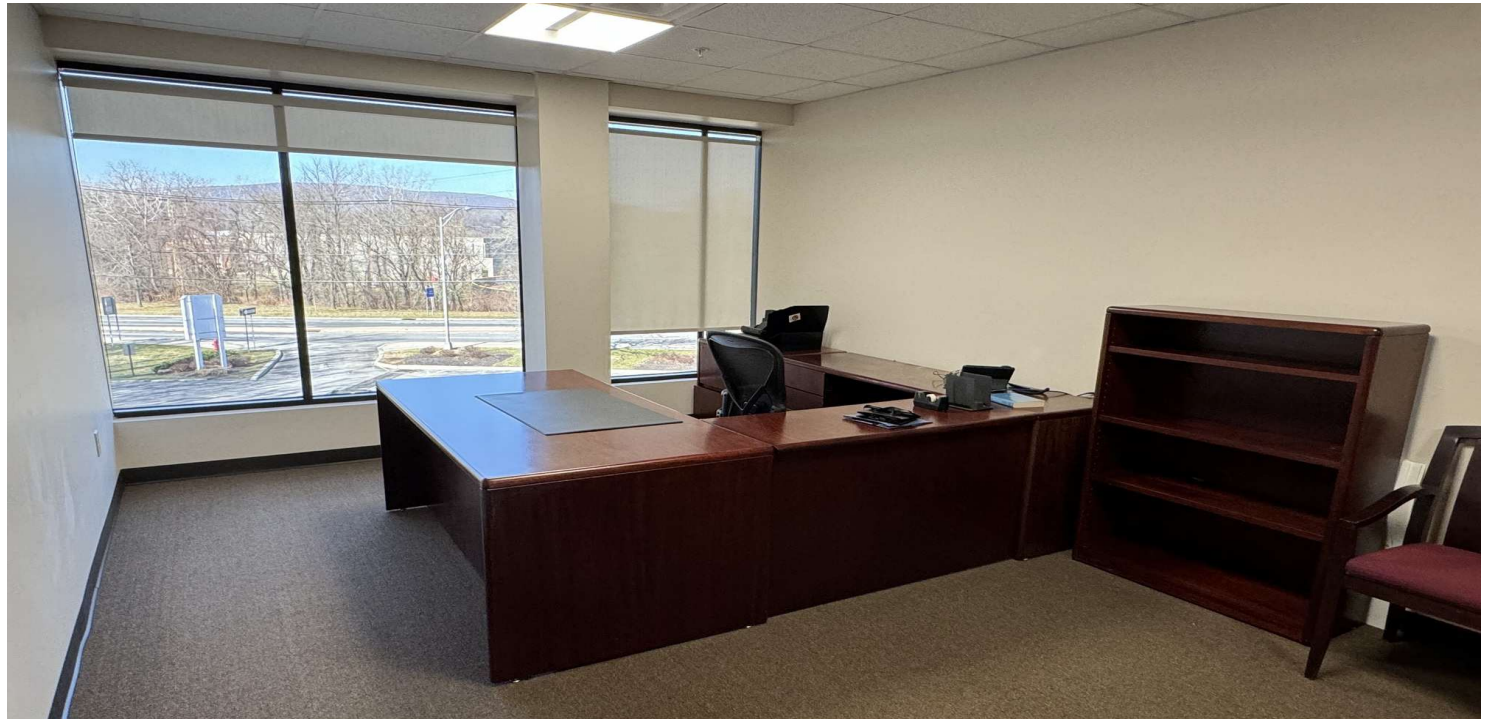
Thomas M. Cervone
845.485.3100

tom@crproperties.com



SPACE A - PROFESSIONAL OFFICE SUITE TWO PROFESSIONAL OFFICES & CONFERENCE ROOM

VIRTUAL 3D TOUR: [HTTPS://MY.MATTERPORT.COM/SHOW/?M=VVH6FWWQ9FS](https://my.matterport.com/show/?m=VVH6FWWQ9FS)



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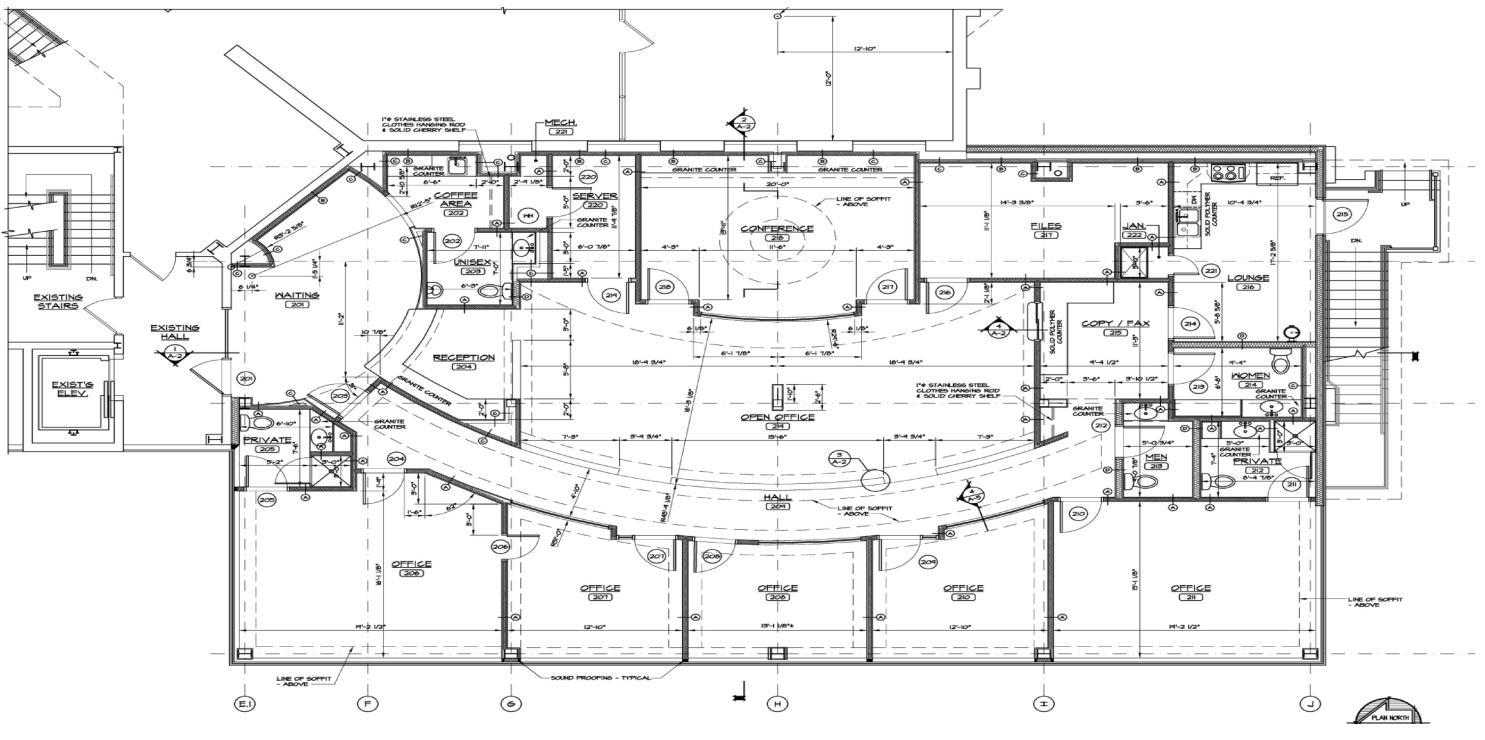
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SPACE B - PROFESSIONAL OFFICE SUITE TAKE A 3D VIRTUAL TOUR USING THE LINK BELOW

VIRTUAL 3D TOUR: [HTTPS://MY.MATTERPORT.COM/SHOW/?M=1LTQIXKRO3U](https://my.matterport.com/show/?m=1LTQIXKRO3U)



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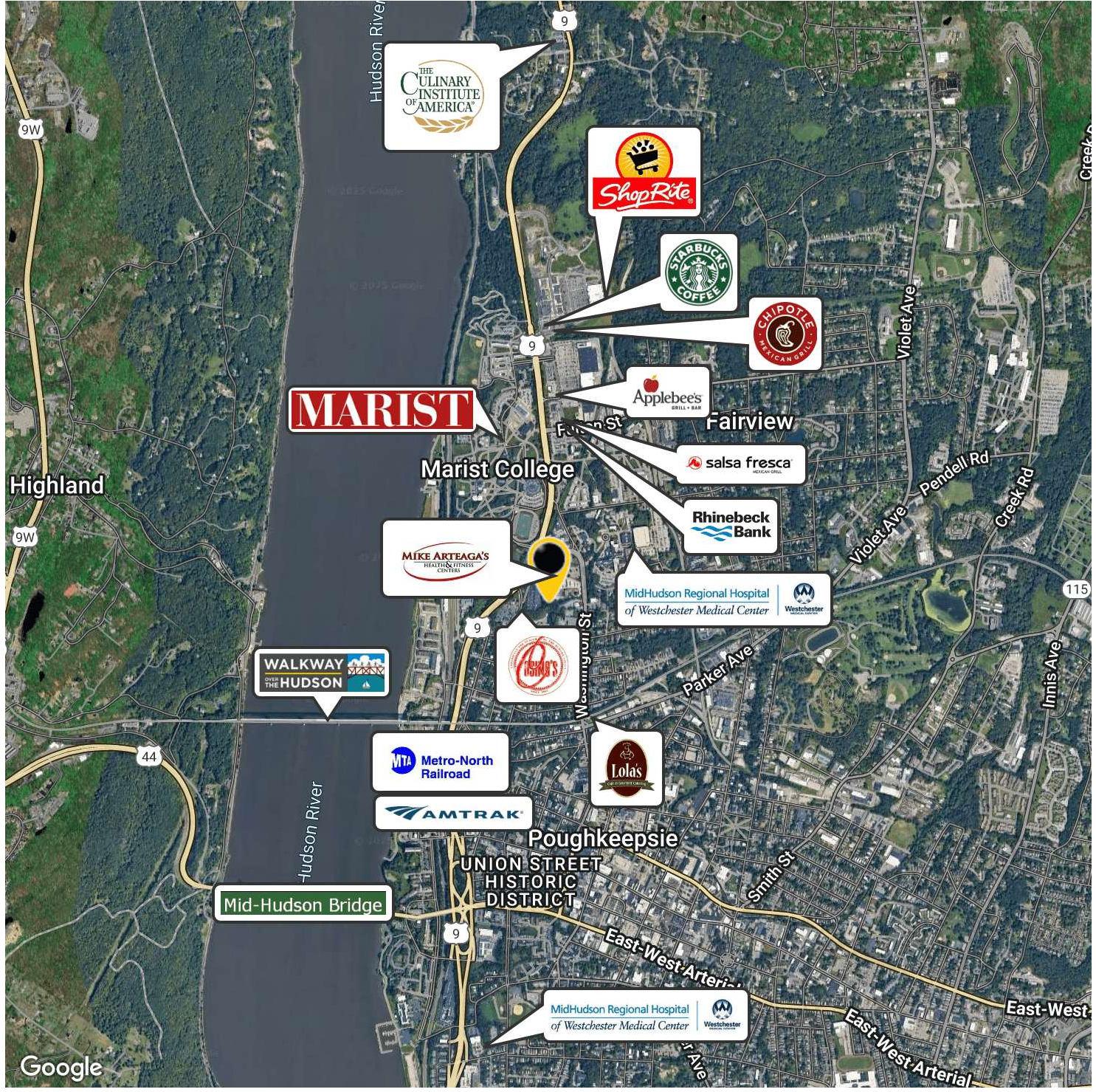
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AREA RETAILERS & DEMAND GENERATORS MARIST UNIVERSITY, CULINARY INSTITUTE OF AMERICA

METRO NORTH HUDSON LINE & AMTRAK SERVICES



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