

# 40 GARDEN ST

POUGHKEEPSIE, NY 12601

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$500.00 - 3,400 per month (Full Service; MG)
Building Size:	30,000 SF
Available SF:	120 - 2555 SF

### PROPERTY OVERVIEW

Premium office space is available in the heart of Poughkeepsie's commercial district.

Elevator Building  
Secure Entry  
Reserved Parking Spacing  
Street Signage

Prime location on the corner of Garden St and westbound arterial Rt. 55/44, with direct access to the municipal parking garage.

Estimated CAM \$4.00/sqft

SPACES	LEASE RATE	SPACE SIZE
202 - 1	\$600 per month	170 SF
202 - 2	\$500 per month	120 SF
202 - 4	\$750 per month	200 SF
Lower Level	\$16.00 SF/yr	2,555 SF

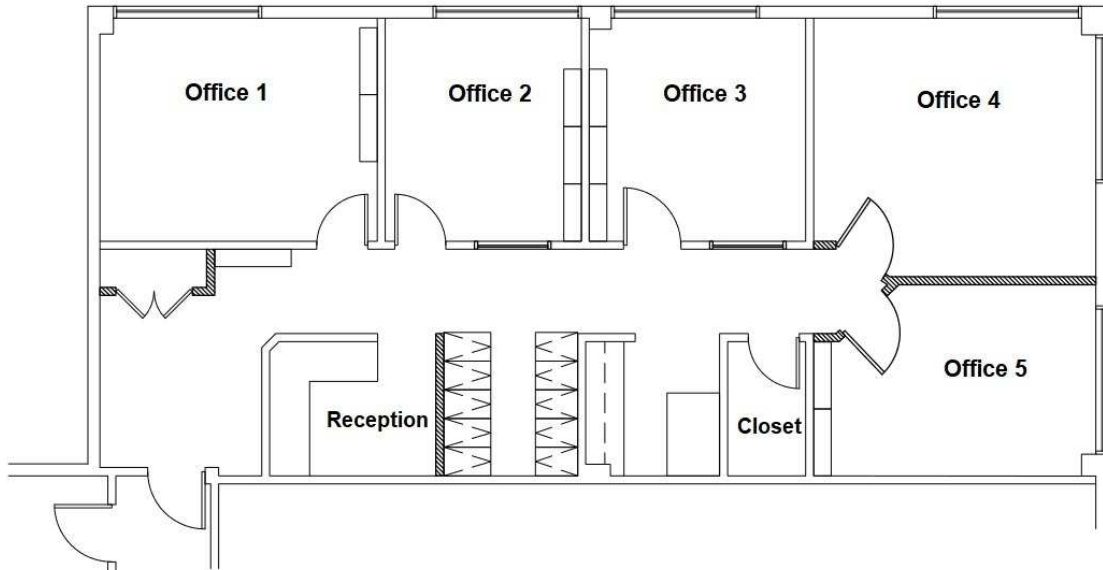
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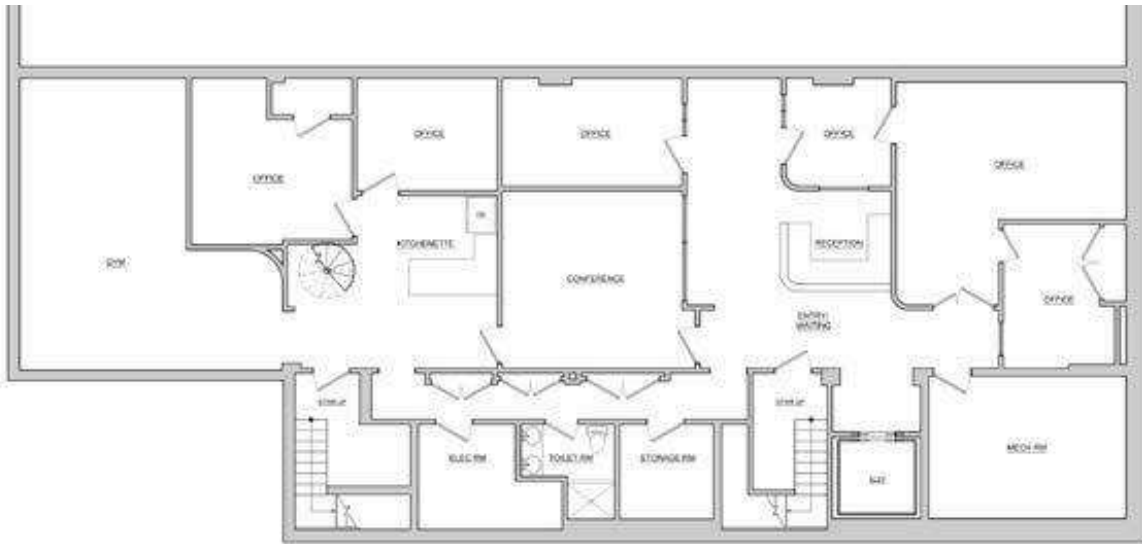
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## FLOOR PLANS



Executive Suites - Units 1, 2 & 4 are available



Lower level suite - reception, 6 offices, conference room, private bathrooms, and more.

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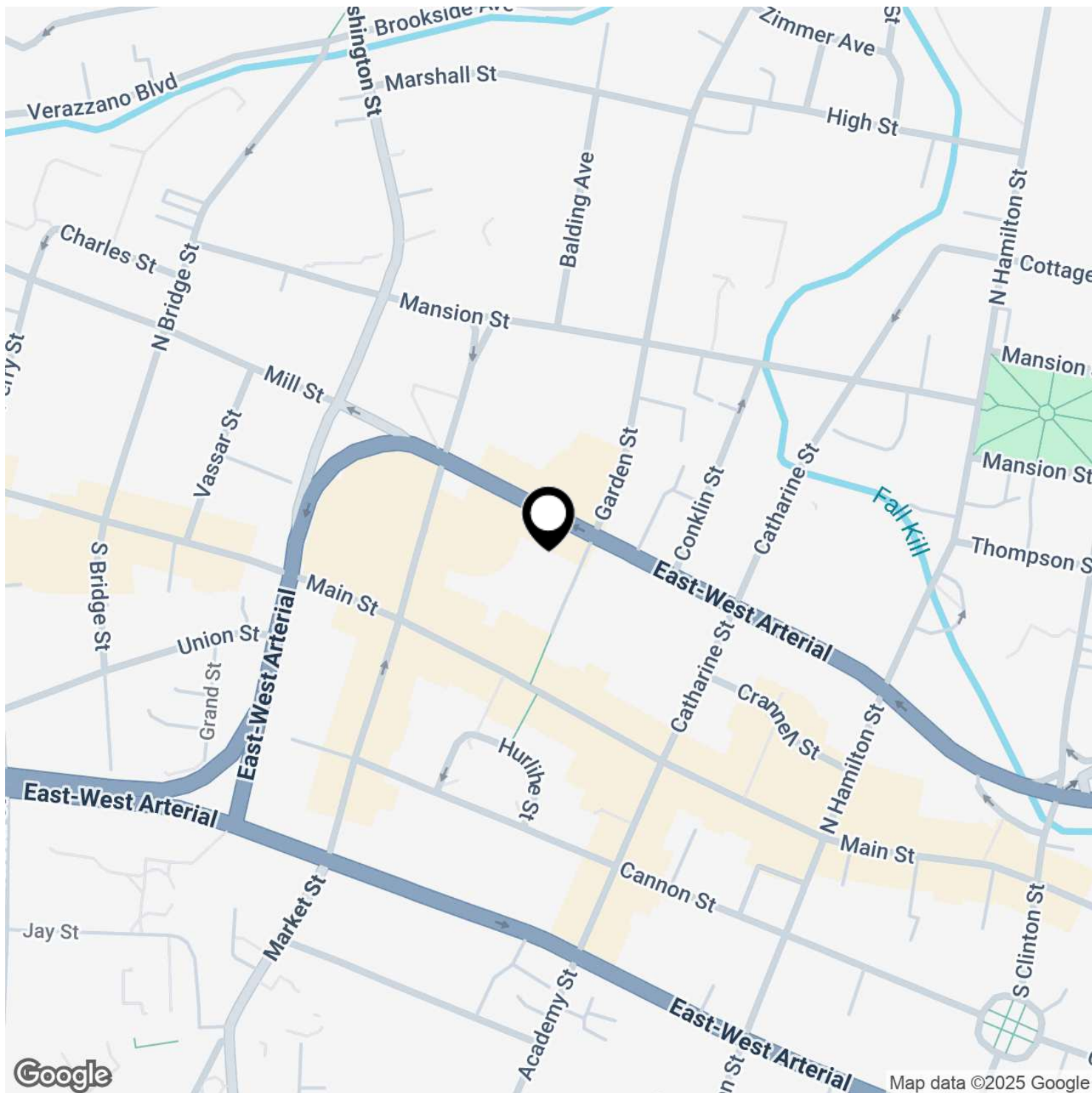
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## LOCATION MAP



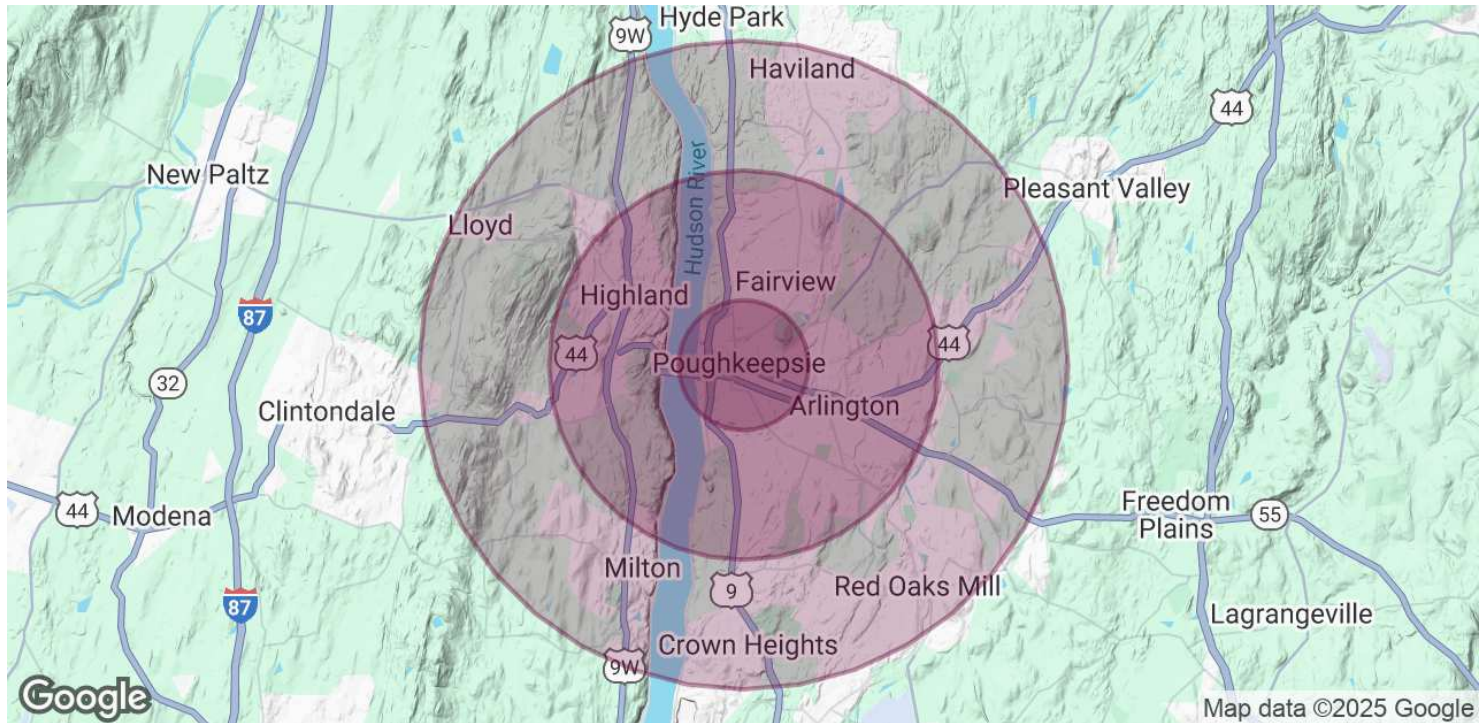
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,921	63,476	98,771
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,869	24,201	36,988
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$68,944	\$100,060	\$115,638
Average House Value	\$290,212	\$302,838	\$344,253

*Demographics data derived from AlphaMap*