



Construction
Design + Build
Facility Management
Real Estate Services

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643 ROUTE 211 East –SUITE 1A

Building Address: 643 RT. 211 E., Middletown, New York, 10940

Available: 2,800 SF

Signage: Route 211 Street Pylon and Building Façade Signage Available

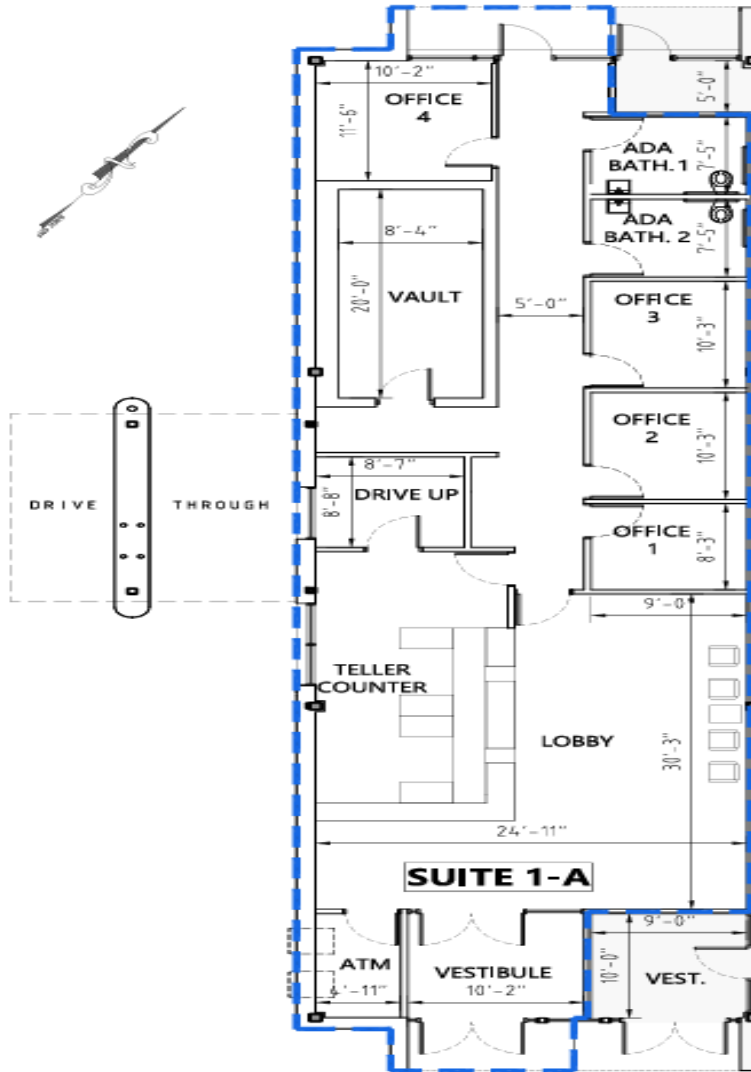
643 ROUTE 211 EAST

LOCATION: 643 Route 211 is a strategically located commercial / retail building and the nearby highway ramps of Routes 17 and 84 make this location easily accessible to the surrounding area. The property has also been designed to provide exceptional exposure to traffic on Route 211 East. The building currently has multiple signage opportunities increasing visibility along the Route 211 East corridor, this includes one low standing pylon set at 6' in height and a high standing pylon set at 30' in height. Additional signage can also be installed on the building's front facing brick façade and glass storefront systems.

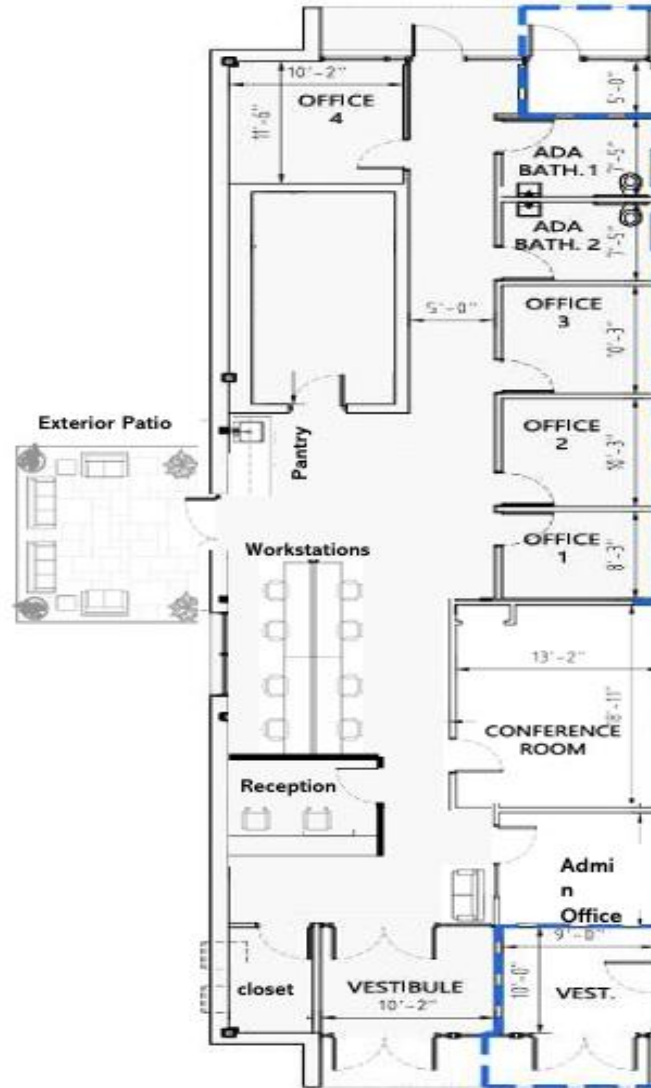
SPACE FOR LEASE: Suite # 1A provides Tenants with entrance frontage facing Route 211 and direct access from the parking lot area providing exceptional exposure and accessibility. The brick and glass façade systems and manicured landscaping provides the building with a clean and professional exterior appearance. The property provides large storefront windows, ample parking, and a responsive property management team. Our design and construction team can assist Tenants with all layout or design related modifications or questions.

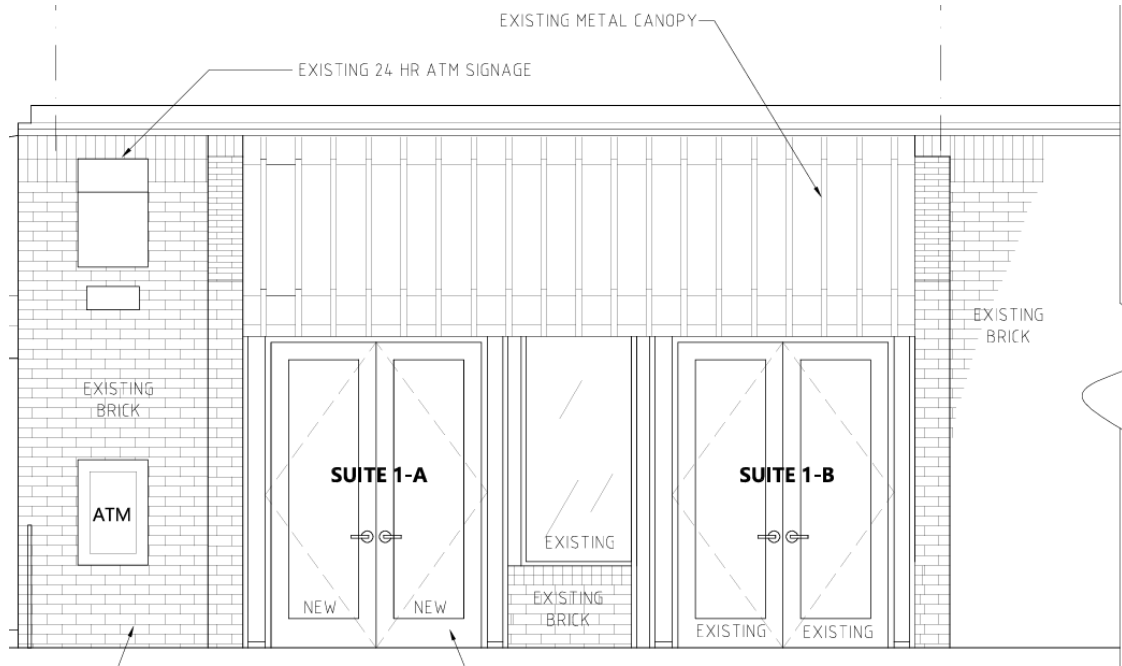


SUITE 1A- Bank "AS BUILT"

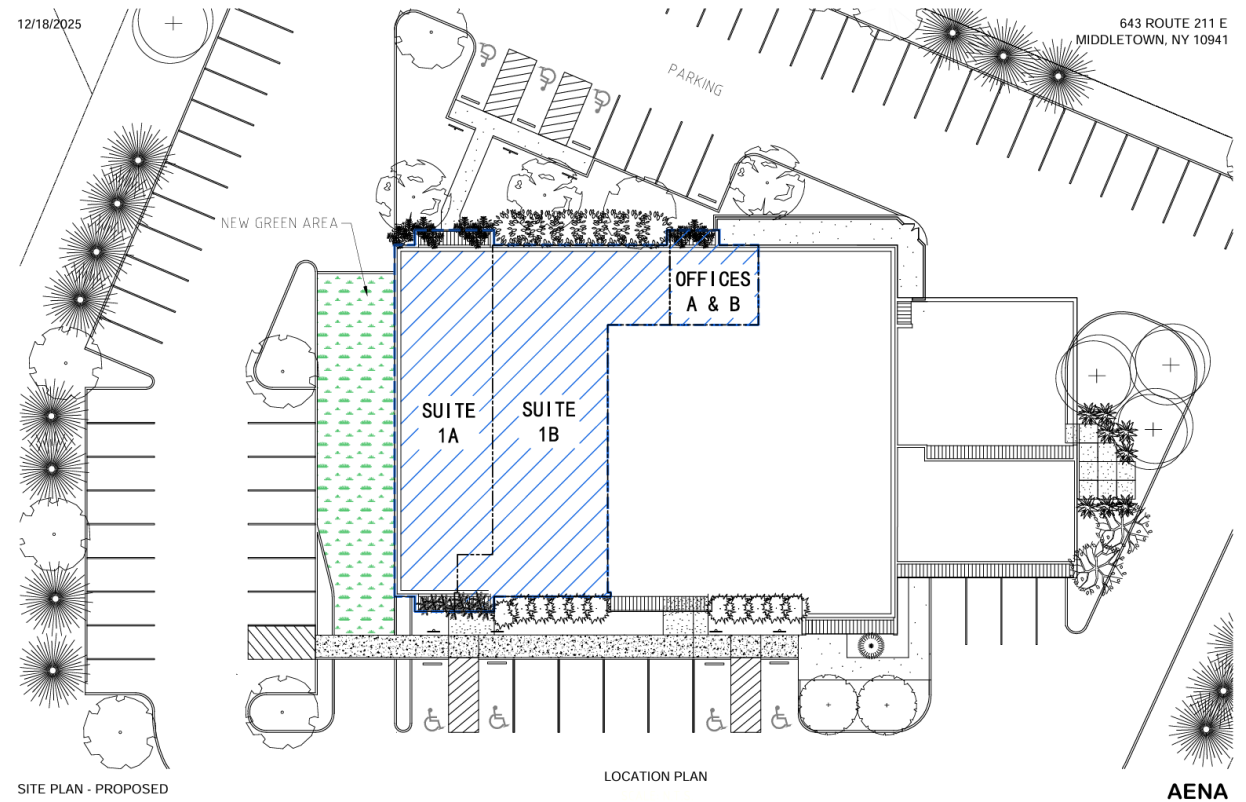


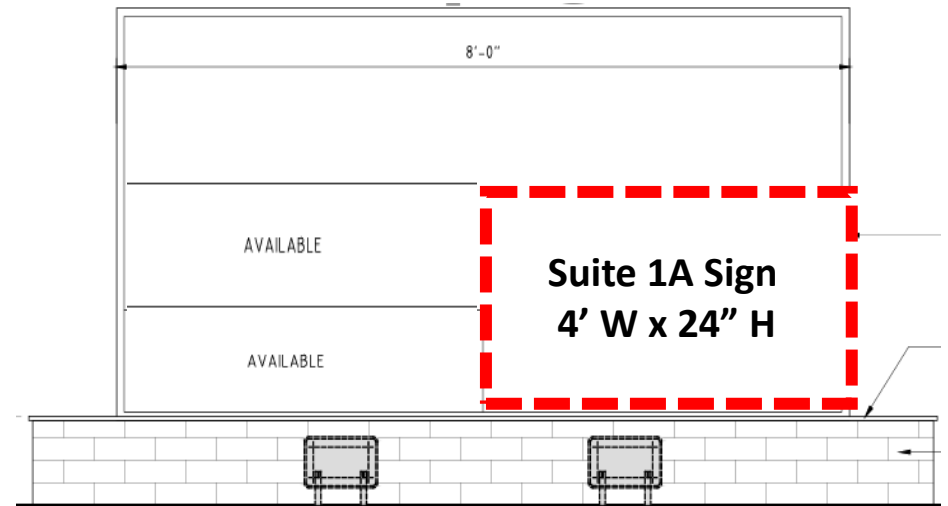
SUITE 1A- Office Conversion Floorplan





SUITE 1A New Sign







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643ROUTE
211EAST

CONTACT LEASING AGENT:

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About Us:

Our firm provides our clients with a single source of accountability and reliability as a full-service commercial real estate firm. AENA's property management team works directly with Tenants throughout the entire life cycle of a transaction from the initial lease process to occupancy. Our team facilitates all aspects of a commercial lease transaction by providing brokerage, design, construction, and operational services. This fully integrated approach provides Tenants with a single source of communication and responsibility throughout the entire lease cycle.

As exclusive Agent and Manager at 643 RT 211 our team can assist prospective tenants in all phases of the leasing and relocation process making the transition into the building seamless. Tenants will have the ability to work with our designers to customize floorplans to meet their professional requirements. Then once floorplans have been developed our construction team can handle the workload and deliver turnkey space in an expedited and cost-efficient manner. Our full-service team is available to assist tenants during lease and occupancy at 643 RT. 211 East.