



## FOR LEASE

# ±7,500 SF OFFICE / FLEX SPACE

### Property Highlights

- Elevator access
- Open floor plan with large bullpen area
- 6 Private perimeter offices
- 1 Large conference room
- Full kitchen |
- Finished 9 ft. ceilings
- High ceilings throughout
- Abundant natural light
- Fully built-out standard office
- Excellent condition

LEASE RATE: \$16/sf Gross + TE

### EXCLUSIVE CONTACT

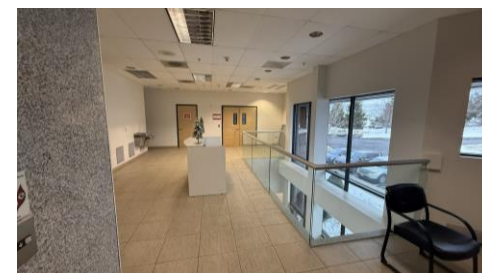
**James DeSimone, SIOR**

**Associate Real Estate Broker**

+1 845 787 1379 Direct

+1 845 596 9092 Mobile

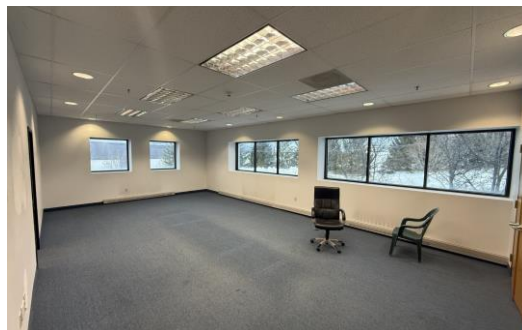
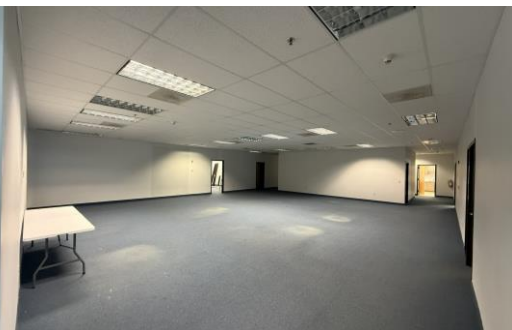
[jdesimone@pyramidbrokerage.com](mailto:jdesimone@pyramidbrokerage.com)



356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550  
+1 845 522 5900

[pyramidbrokerage.com](http://pyramidbrokerage.com)

**PROPERTY PHOTOS**

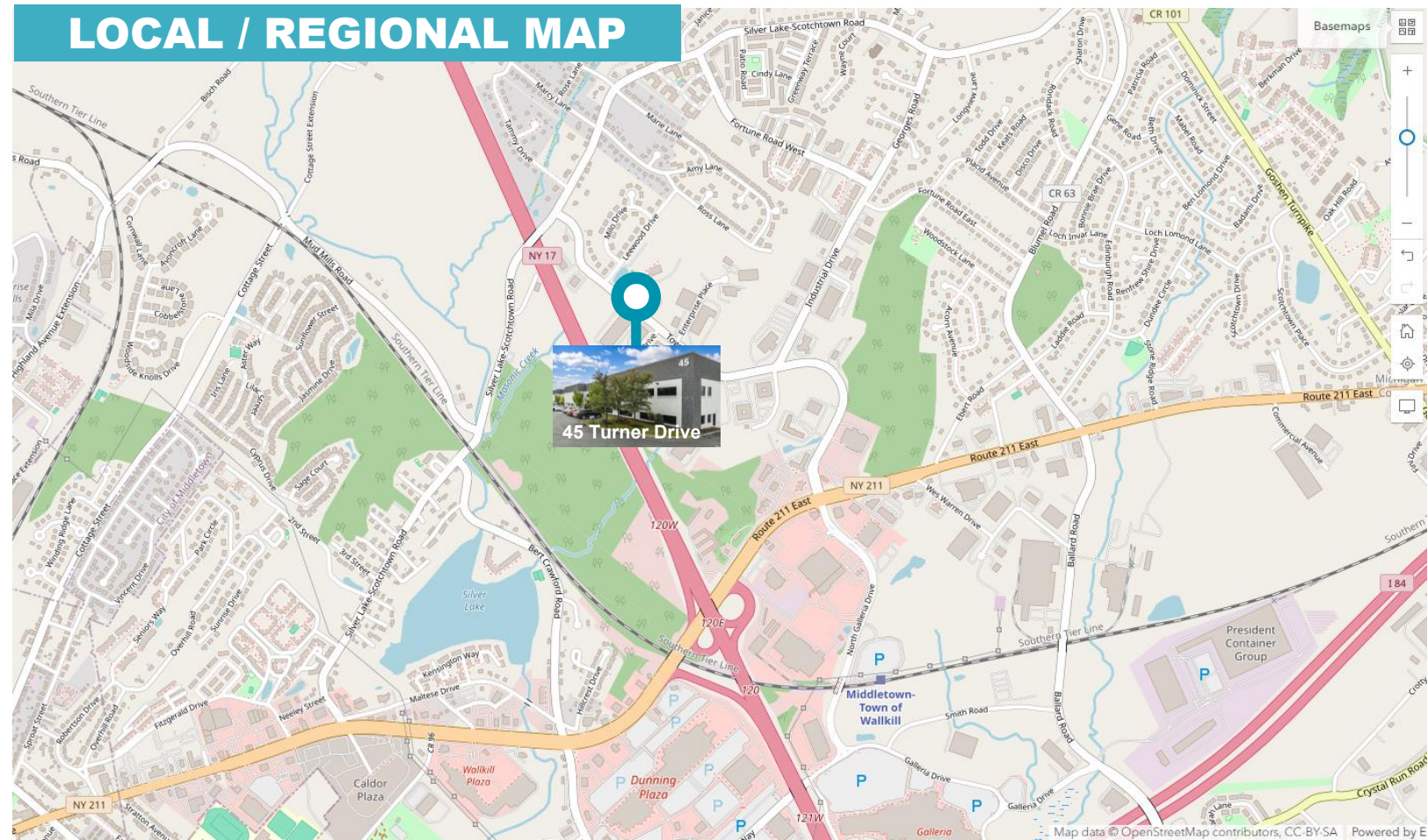


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**pyramidbrokerage.com**

**LOCAL / REGIONAL MAP**



**Key Location Advantages**

- Excellent access to regional highways
- Minutes to/from Route 17M
- ±3 miles to I-84 / Route 17 interchange
- Connectivity across the Hudson Valley, Northern New Jersey, Connecticut

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