

MEDICAL OFFICE BUILDING - 1,500 - 3900 SQ.FT. SUITE AVAILABLE

207 WASHINGTON ST, POUGHKEEPSIE, NY 12601

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (MG)
Building Size:	13,824 SF
Available SF:	1,500 - 3,900 SF
Lot Size:	40,266 SF
Number of Units:	8
Year Built:	2009
Zoning:	R2

PROPERTY OVERVIEW

Modern office space at 207 Washington St in Poughkeepsie, NY. This premier property offers a contemporary and professional environment ideal for businesses of all sizes. Boasting spacious, light-filled offices, state-of-the-art facilities, and high-speed internet connectivity, the property is designed to enhance productivity and collaboration. With onsite parking and easy access to major transportation arteries, commuting is a breeze. Tenants can also enjoy the convenience of nearby dining and retail options. Whether you're a startup or an established firm, the prime location, top-notch amenities, and sophisticated design of this property make it the perfect choice for your business needs.

PROPERTY HIGHLIGHTS

- Pre-built Medical Office
- Mid-Hudon Regional Hospital Area
- 52+ On-Site Parking
- Close to Route 9 and Poughkeepsie Train Station

BRIAN MOSSEY
D. 845.288.4367
M. 845.288.4367
bmossey@bhhshudsonvalley.com

DAVID FEINSTEIN
D. 845.790.6069
M. 845.325.8085
dfeinstein@bhhshudsonvalley.com



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ADDITIONAL PHOTOS



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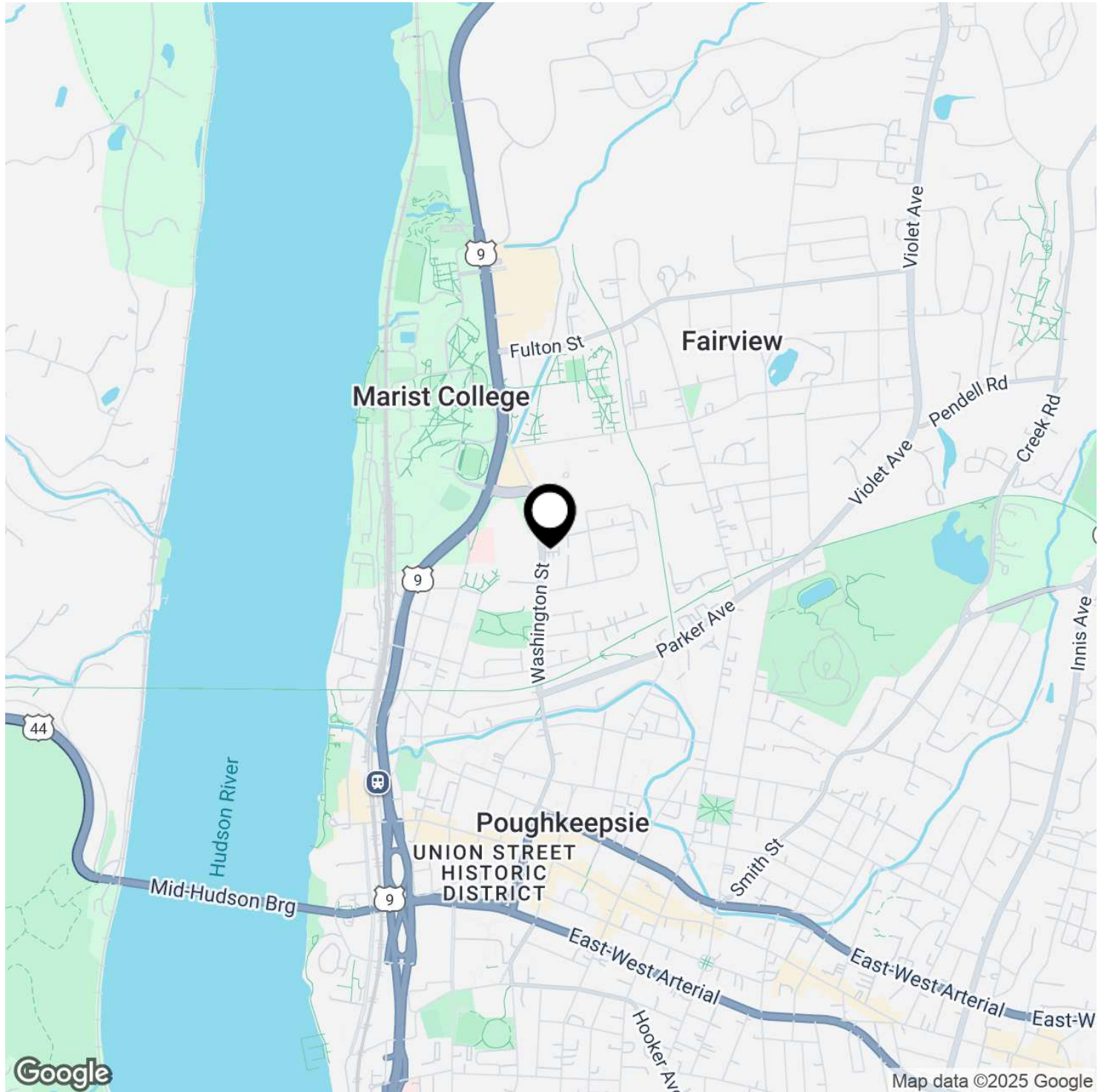
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LOCATION MAP



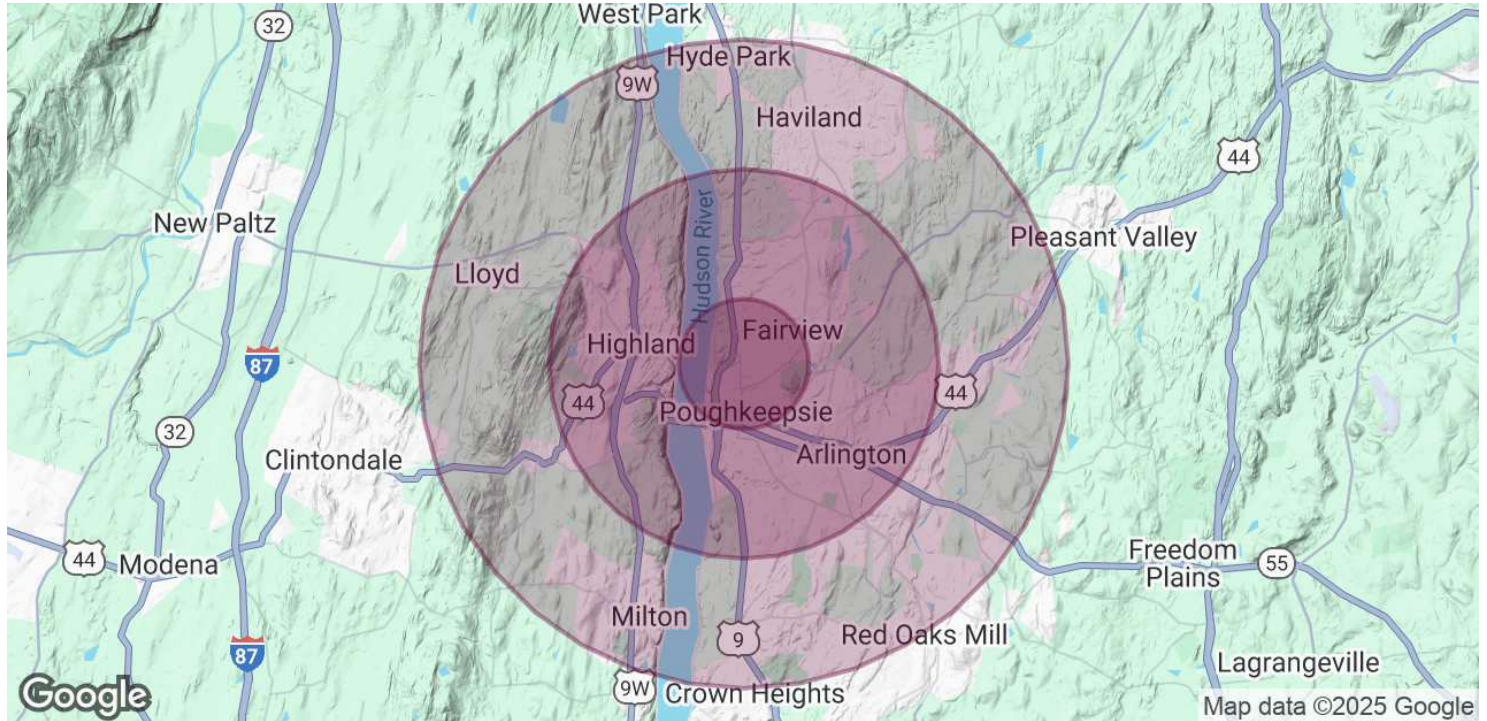
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,325	62,280	90,339
Average Age	35	39	40
Average Age (Male)	34	38	39
Average Age (Female)	36	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,137	23,503	34,248
# of Persons per HH	3	2.6	2.6
Average HH Income	\$78,416	\$97,136	\$110,338
Average House Value	\$230,096	\$299,422	\$333,357

Demographics data derived from AlphaMap