

OFFICE FOR LEASE



EASTGATE CORPORATE PARK

1-7 COATES DRIVE, GOSHEN, NY 10924



FOR LEASE

KW COMMERCIAL - FIRST IN NEW YORK

69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

PRESENTED BY:

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DISCLAIMER

1-7 COATES DRIVE



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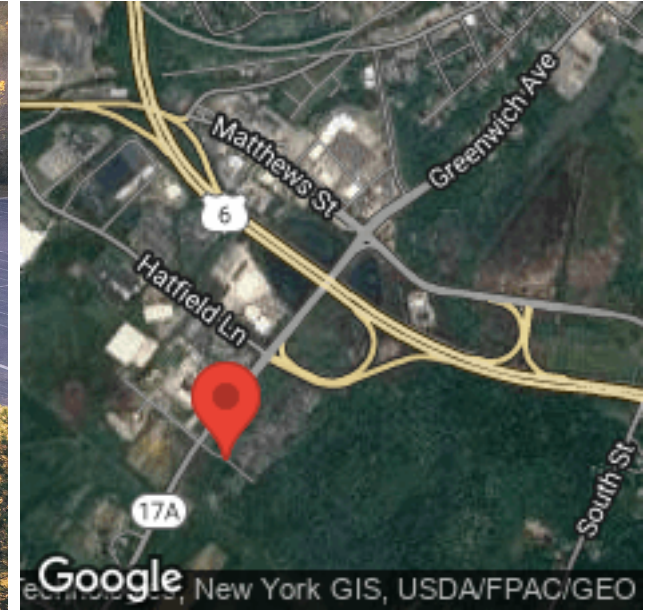
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EXECUTIVE SUMMARY

1-7 COATES DRIVE



OFFERING SUMMARY

LEASE RATE:	27.00 / SF/YR
NNN:	Yes
LEASE TERM:	5-20 years
BUILDINGS TOTAL SF:	83,009
AVAILABLE SF:	27,398
YEAR BUILT:	2003
BUILDING CLASS:	A
PARKING:	Off Street
PARKING RATIO:	5.28 / 1000 sf

PROPERTY OVERVIEW

Beautiful Professional Office Park in the Village of Goshen, New York. The property is located directly off of Route NY-17, exit - 124. Very close proximity to Orange County Government Buildings, Legoland and more. This is a pristine professional office park. The owner keeps this park looking perfect for the most discerning tenants; medical, financial services, attorney and government services to name a few. High quality building construction combined with impeccable maintenance makes this a trophy location for business. Lease rate is \$17.00/sf/yr in base rent plus triple net which is currently estimated at \$10.00/sf/yr

PROPERTY HIGHLIGHTS

- Located at the intersection of NY-17 and Route 17A
- Traffic Count for NY-17 is 67,083 AADT 2019
- Traffic Count for Route 17A is 11,840 AADT 2019
- Office Park setting with 7 Buildings
- Municipal Services; Water, Sewer & Gas
- Professionally managed & maintained
- Layouts can be modified to accommodate tenant need

AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Bldg 6 - Unit 3A	1,806		\$27.00 /sf/yr			
Bldg 5 - Unit 5	1,570		\$27.00 /sf/yr			
Bldg 4 - Unit 1,2,3,4	9,360		\$27.00 /sf/yr			
Bldg 2 - Unit 2	3,600		\$27.00 /sf/yr			
Bldg 6 - Unit 4	2,340		\$27.00 /sf/yr			
Bldg 7 - Unit 3A	1,254		\$27.00 /sf/yr			
Bldg 4 - Unit 5,6,7	7,468		\$27.00 /sf/yr			

PROPERTY PHOTOS

1-7 COATES DRIVE



LOCATION & HIGHLIGHTS

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