



CLASS A PROFESSIONAL OFFICE BUILDING SUITE FOR LEASE - BUILD-TO-SUIT PACKAGES AVAILABLE



JOIN MERRILL LYNCH, WELLS FARGO, AND HEALTHQUEST

ADDRESS: U.S. Route 9
2649 South Road
Poughkeepsie, NY 12601

LOCATION: **Mid-Hudson Bridge**
(3 Minutes / 2.4 Miles)

BUILDING SIZE: 39,200 ± SF

LOT SIZE: 3.84 Acres

AVAILABLE SF: 2,819 ± RSF - Suite 105
1,768 ± RSF - Suite 107

LEASING PRICE: \$28 Per SF
Build-to-Suit Packages Available

PROPERTY OVERVIEW

CR Properties Group is pleased to offer for lease a Professional Office Suite at Riverside I. This is a Class A Office Building located on U.S. Route 9 in Poughkeepsie. Join Merrill Lynch, Wells Fargo, Health Quest, Rivkin Radler Attorneys At Law, and Giannasca & Shook, PLLC Attorneys At Law. The available SF is 1,161 ± RSF, built-to-suit packages available. There is U.S. Route 9 signage and visibility along with 60,000 AADT. The Mid-Hudson Bridge is 3 minutes / 2.4 miles away. This property borders Samuel B. Morse Historic Estate, Museum, and Nature Preserve where you can enjoy beautiful views and walking trails to the Hudson River.

PROPERTY HIGHLIGHTS

- Class A Office Building
- Professional Office Suites
- U.S. Route 9 Visibility & Frontage
- Join Merrill Lynch, Wells Fargo, and HealthQuest
- Build-to-Suit Packages Available
- Mid-Hudson Bridge: 3 Minutes / 2.4 Miles

Matterport Virtual Tour

Lobby: <https://my.matterport.com/show/?m=kinu8q915Gt>

Suite 105: <https://my.matterport.com/show/?m=TTGaLQUKu9N>

Suite 107: <https://my.matterport.com/show/?m=UubAaTtReV9>

Riverside Marketing Video: <https://youtu.be/Giz6eOeQV6s>



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



CLASS A PROFESSIONAL OFFICE BUILDING SUITE FOR LEASE - BUILD-TO-SUIT PACKAGES AVAILABLE

JOIN MERRILL LYNCH, WELLS FARGO, HEALTHQUEST, AND MORE



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



U.S. ROUTE 9 VISIBILITY & FRONTAGE

2649 SOUTH ROAD, POUGHKEEPSIE, NY 12601

U.S. ROUTE 9 - 60,000 AADT



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



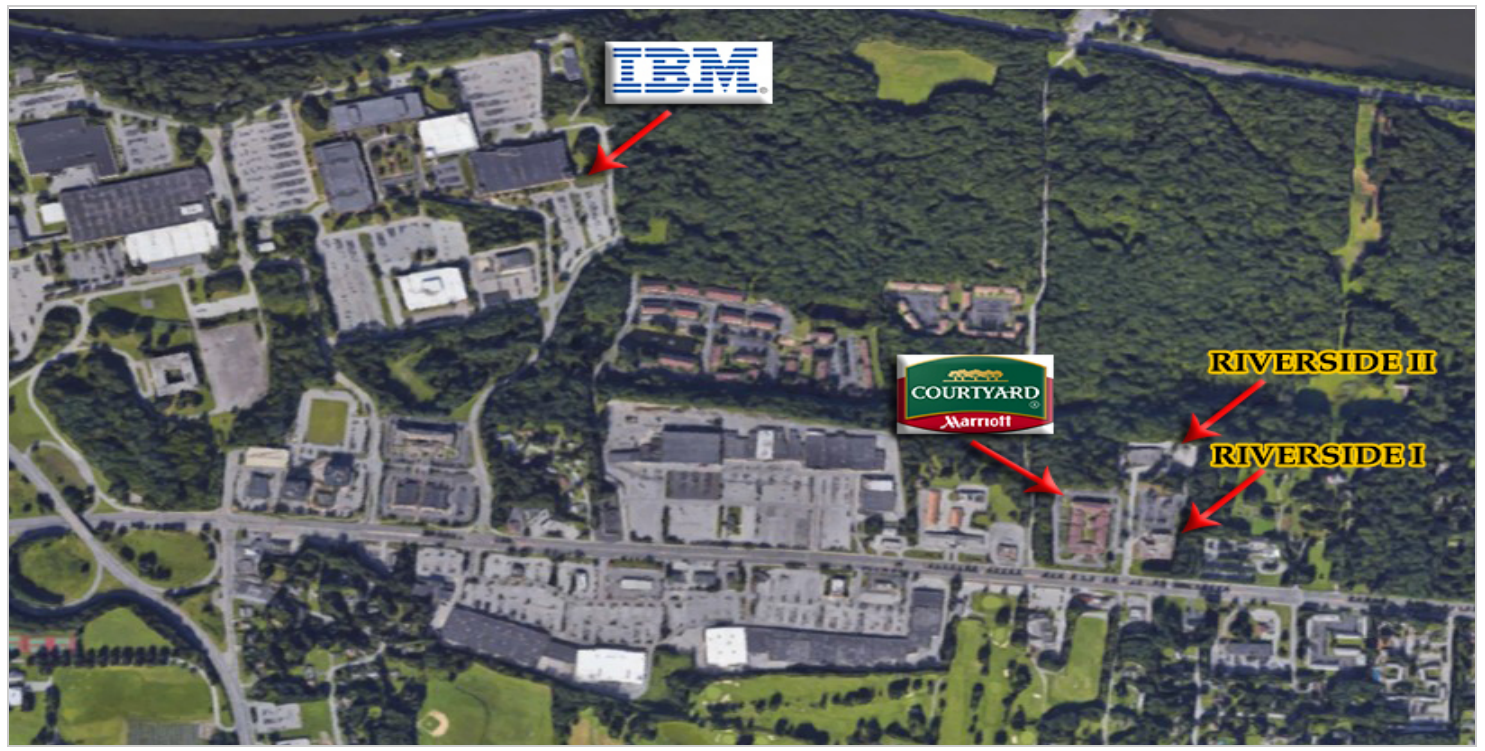
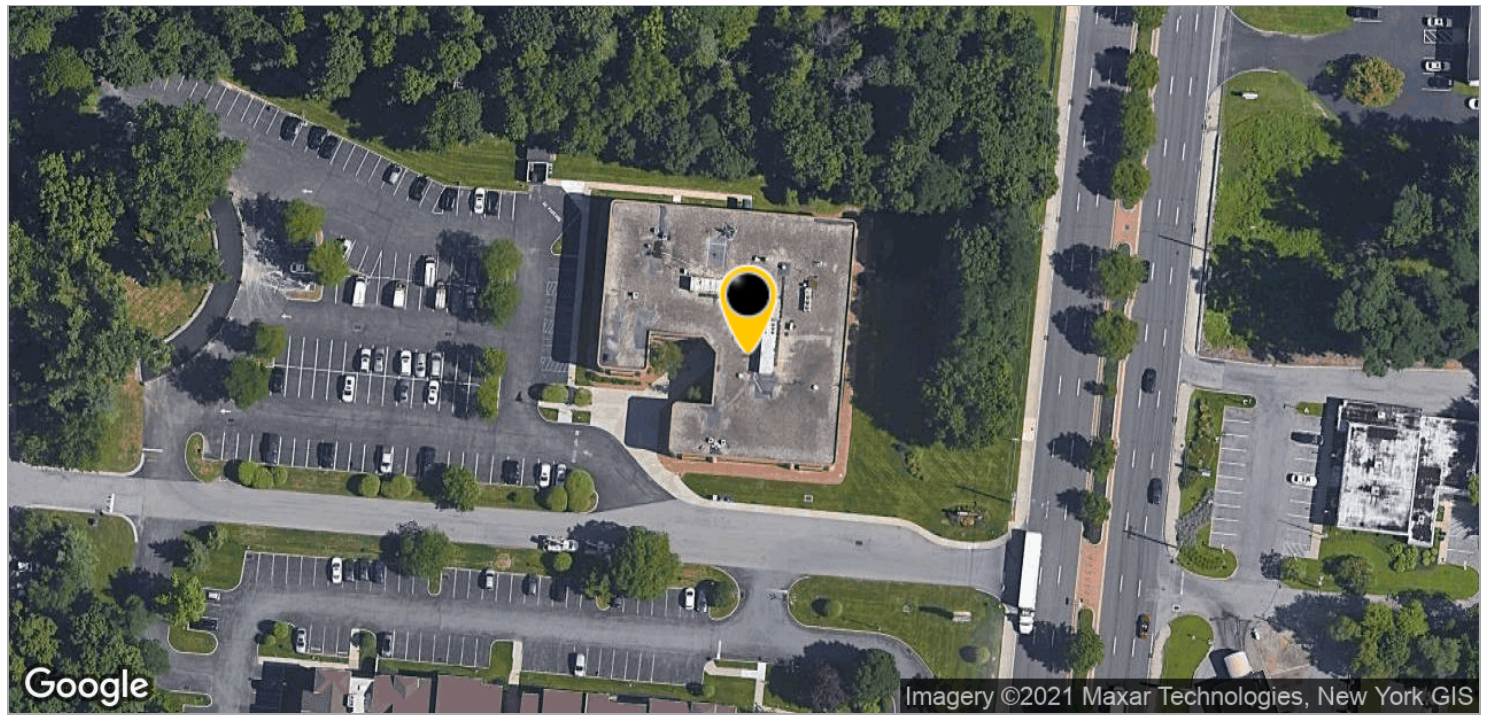
ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



BORDERING SAMUEL B. MORSE ESTATE DUTCHESS COUNTY'S SHOPPING & BUSINESS DISTRICT

MID-HUDSON BRIDGE | IBM POUGHKEEPSIE | SPACKENKILL AREA



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

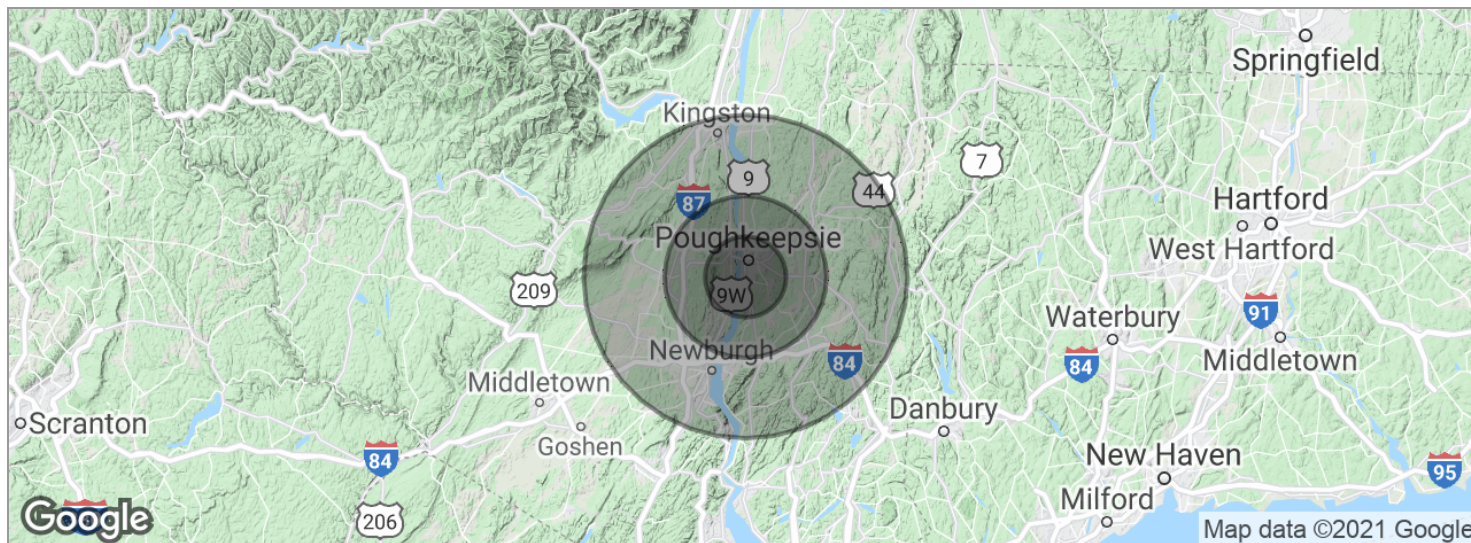
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



MID-HUDSON VALLEY TRADE AREA

MID-HUDSON BRIDGE | I-87 & I-84 | U.S. ROUTE 9

DUTCHESS | ORANGE | ULSTER COUNTIES



| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|--------------------------------|----------------|-----------------|-----------------|
| Total population | 116,388 | 242,834 | 612,470 |
| Median age | 36.1 | 37.8 | 38.6 |
| Median age (male) | 34.7 | 36.5 | 37.6 |
| Median age (Female) | 36.9 | 38.7 | 39.1 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
| Total households | 43,593 | 89,448 | 222,794 |
| # of persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH income | \$70,190 | \$79,216 | \$82,228 |
| Average house value | \$280,343 | \$321,102 | \$334,864 |

* Demographic data derived from 2010 US Census



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com