



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: 945 ± RSF - Suite 106
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=kinu8g915Gt>

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:

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845.485.3100
tom@crproperties.com



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JOIN MERRILL LYNCH, WELLS FARGO, HEALTHQUEST, AND MORE



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U.S. ROUTE 9 VISIBILITY & FRONTAGE

2649 SOUTH ROAD, POUGHKEEPSIE, NY 12601

U.S. ROUTE 9 - 60,000 AADT



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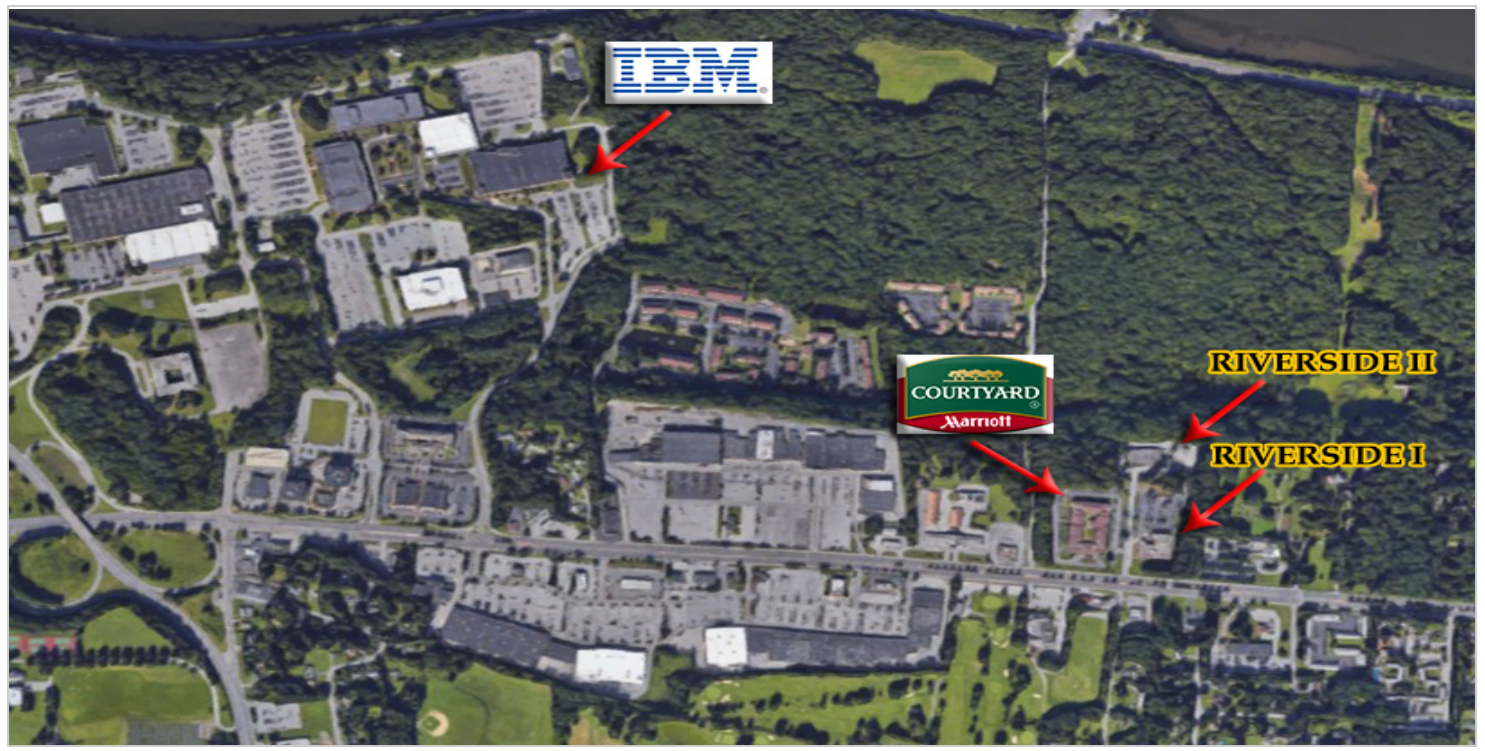
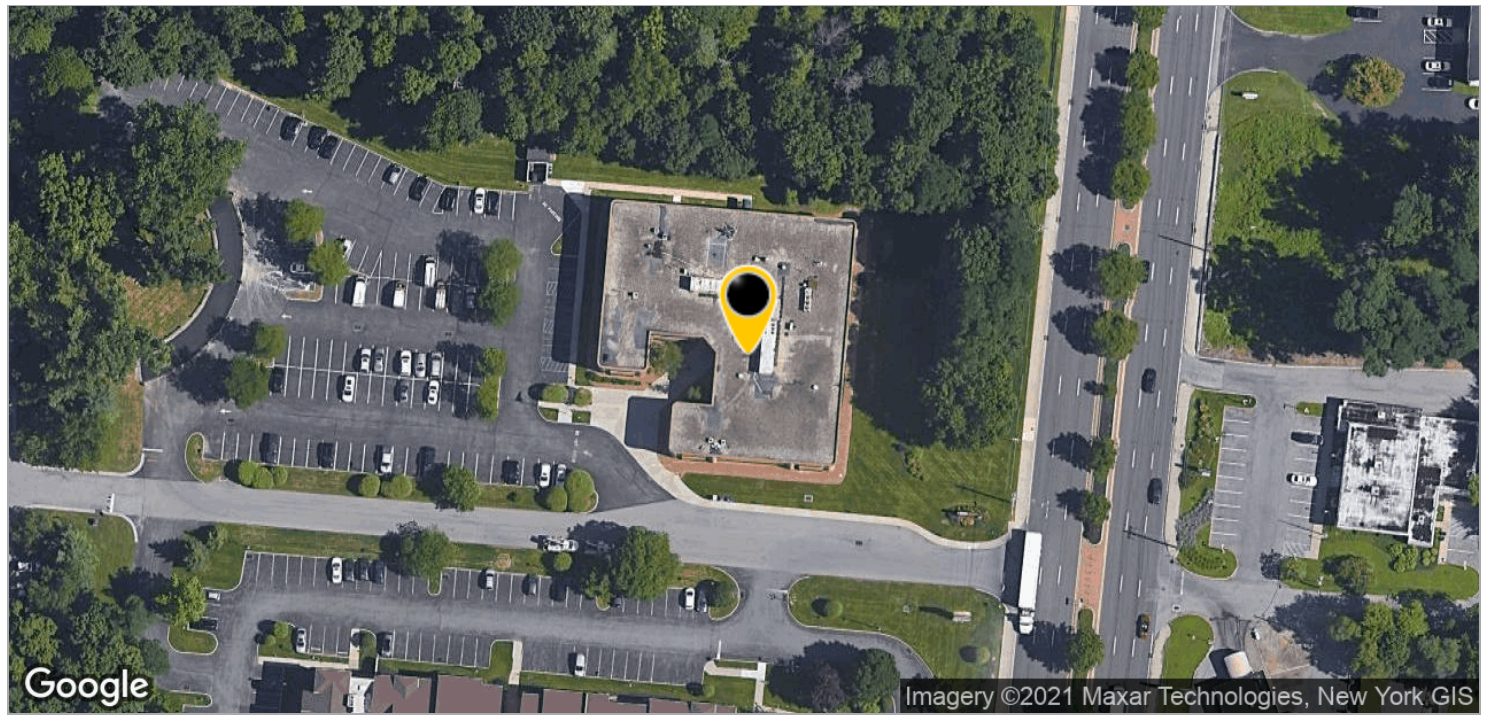
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BORDERING SAMUEL B. MORSE ESTATE DUTCHESS COUNTY'S SHOPPING & BUSINESS DISTRICT

MID-HUDSON BRIDGE | IBM POUGHKEEPSIE | SPACKENKILL AREA



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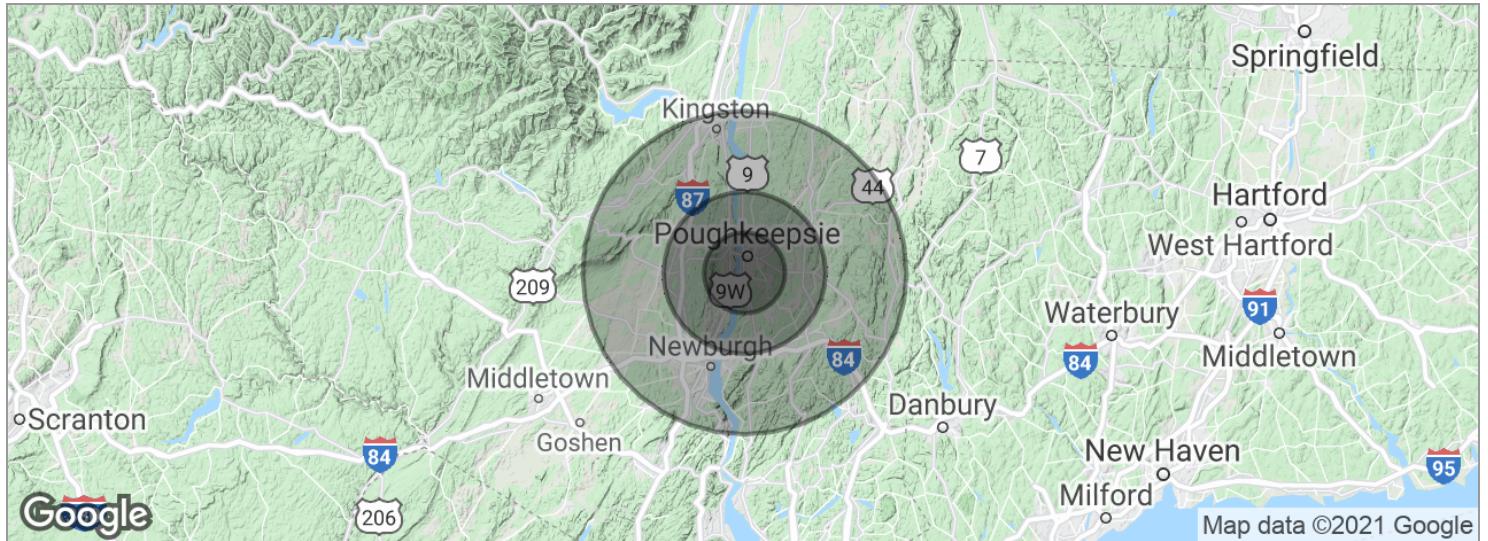
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MID-HUDSON VALLEY TRADE AREA

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



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