U.S. ROUTE 44 / NYS ROUTE 55 VISIBILITY

OFFERING SUMMARY

ADDRESS:
U.S. RT 44 / NYS RT 55
267 Mill Street
Poughkeepsie, NY 12601

LOCATION:
U.S. RT 44 & NYS RT 55 East / West Arterial

AVAILABLE SQFT.:
145 ± SF - 2,600 ± SF

UTILITIES:
Central Air / Heat
Electric

AMENITIES:
On-Site Parking
Pylon Company Signage Gross
Lease Plus Cleaning

PROPERTY OVERVIEW

CR Properties Group is pleased to offer professional office suites located in Poughkeepsie's Historic Downtown District within walking distance to New York State Offices, Poughkeepsie City Court, Dutchess County Offices and County Court, and the Poughkeepsie Train Station. This prime location is surrounded by local restaurants and community happenings including the Mid-Hudson Civic Center, Middle Main, Walkway Over the Hudson, and the Legendary Chance Theater.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2nd Floor - East Front Suite	$600 per month	210 SF
2nd Floor - East Center Suite	$450 per month	180 SF
2nd Floor - West Rear Suite	$400 per month	170 SF

CR PROPERTIES

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

Professional Office Suites
DUTCHESS COUNTY'S CENTRAL BUSINESS DISTRICT

U.S. ROUTE 44 / NYS ROUTE 55 VISIBILITY

PROPERTY HIGHLIGHTS

- Professional Office Building
- U.S. Route 44 & NYS Route 55 Visibiltiy
- Walking Distance to State Offices & Court Houses
- On-Site Parking
- Pylon Company Signage
- Heat / Air Conditioning

DEMAND GENERATORS

- New York State Offices
- Poughkeepsie City Court
- Dutchess County Offices & Supreme Court
- Poughkeepsie Journal
- The Poughkeepsie Grand Hotel & Conference Center
- Walkway Over the Hudson

AREA RETAILERS

- Dunkin' Donuts
- The Artist's Palate
- Brasserie 292
- Mill House Brewing Company

NEARBY ACCOMMODATIONS

- The Poughkeepsie Grand Hotel & Conference Center

CO-TENANTS

- Mancarella Chiropractic
- Poughkeepsie Chiropractic, PC
- Maryellen Conrad, Massage Therapist
- H&S Process

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