

## OFFICE FOR LEASE

# 601 GATES RD.

601 Gates Rd., Vestal, NY 13850



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,500 - 2,500 SF
<b>LEASE RATE:</b>	\$16.00 SF/yr (Full Service)
<b>LOT SIZE:</b>	7.41 Acres
<b>BUILDING SIZE:</b>	52,579
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Binghamton Office
<b>SUBMARKET:</b>	Binghamton Retail

### PROPERTY OVERVIEW

Nestled in a quite neighborhood in Vestal is this spectacular 52,000 Square Foot Class A office building. In close proximity to Old Vestal Rd., The Olums Plaza, Staples and Town Square Mall. This is an excellent location for any professional office. Suite 1 is approximately 2,500 Square Feet. This suite has a large center common area with 4 separate offices plus a break room and a conference room. There is running water. Suite 7 is approximately 1,500 Square Feet. This suite has running water. A secure reception area plus 6 offices. This is a secured building with ample parking. Great neighboring tenants. These spaces are being offered at \$16/SF including utilities and CAMS. This is a great opportunity to secure Class A office space at a very reasonable

### PROPERTY HIGHLIGHTS

- Class A Office building
- Remote yet central to all of Vestal's commerce.
- In close proximity to Town Square Mall, Olums, Target, Kohls and more.
- Excellent maintained and managed complex.

**KW COMMERCIAL**  
49 Court Street,  
Suite 300B  
Binghamton, NY 13901

**SCOTT WARREN, CCIM**  
Associate Broker  
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NY #10401296678

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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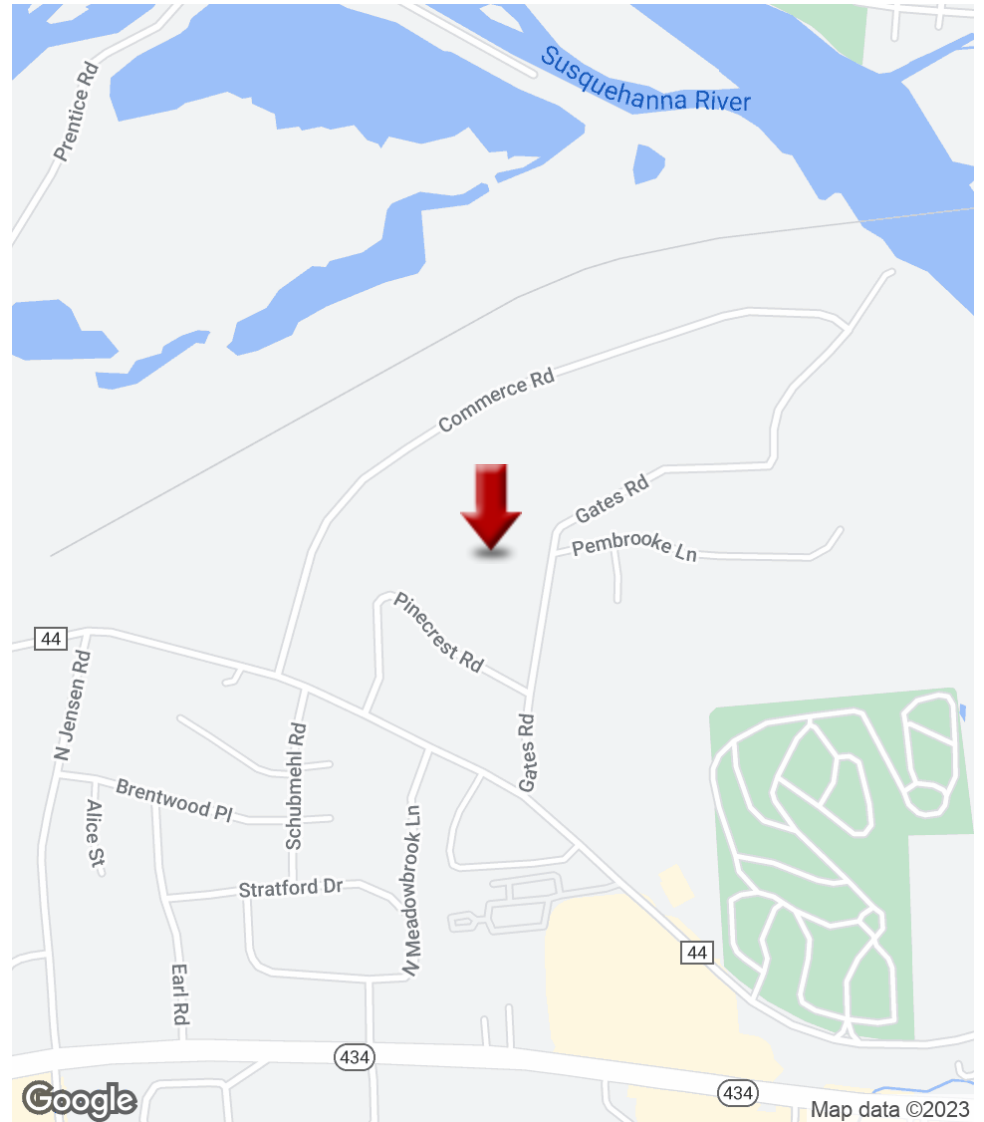
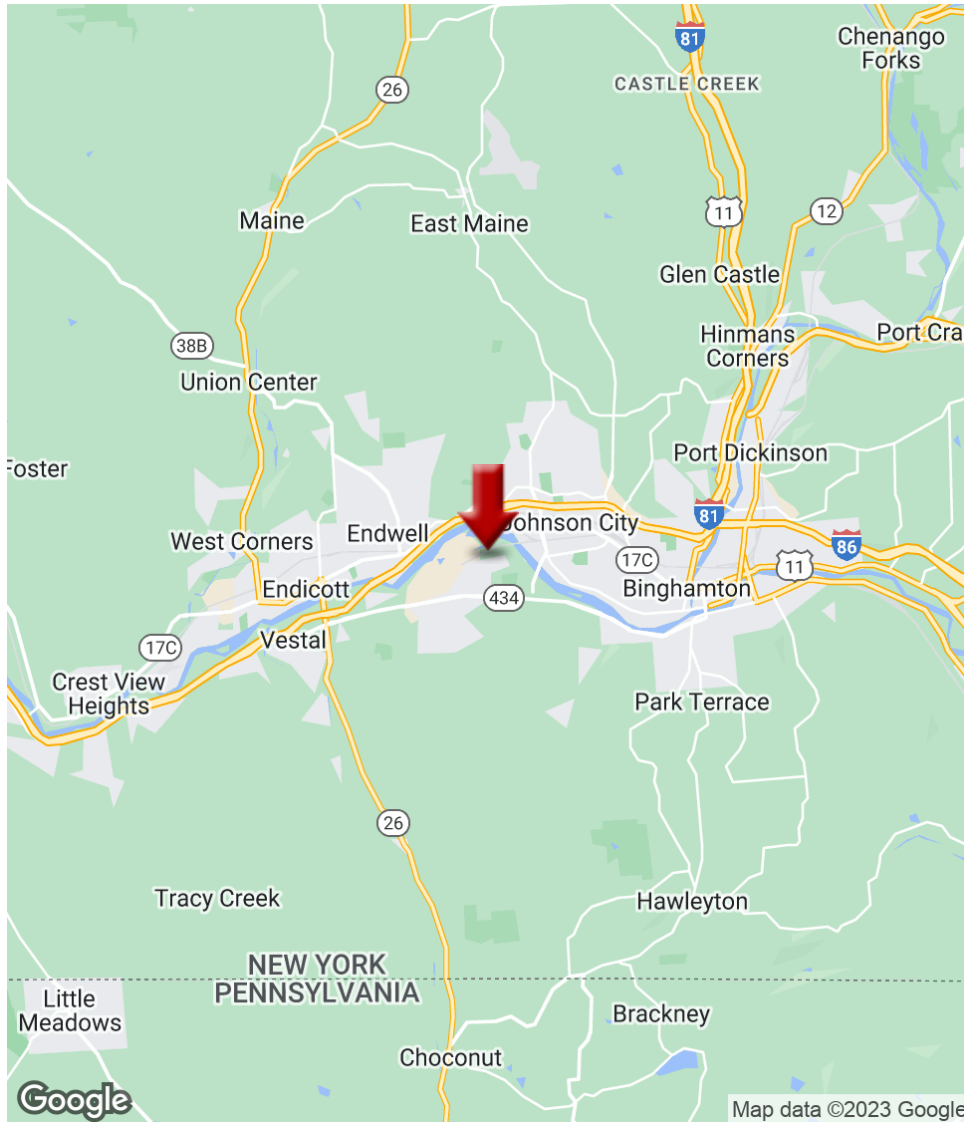
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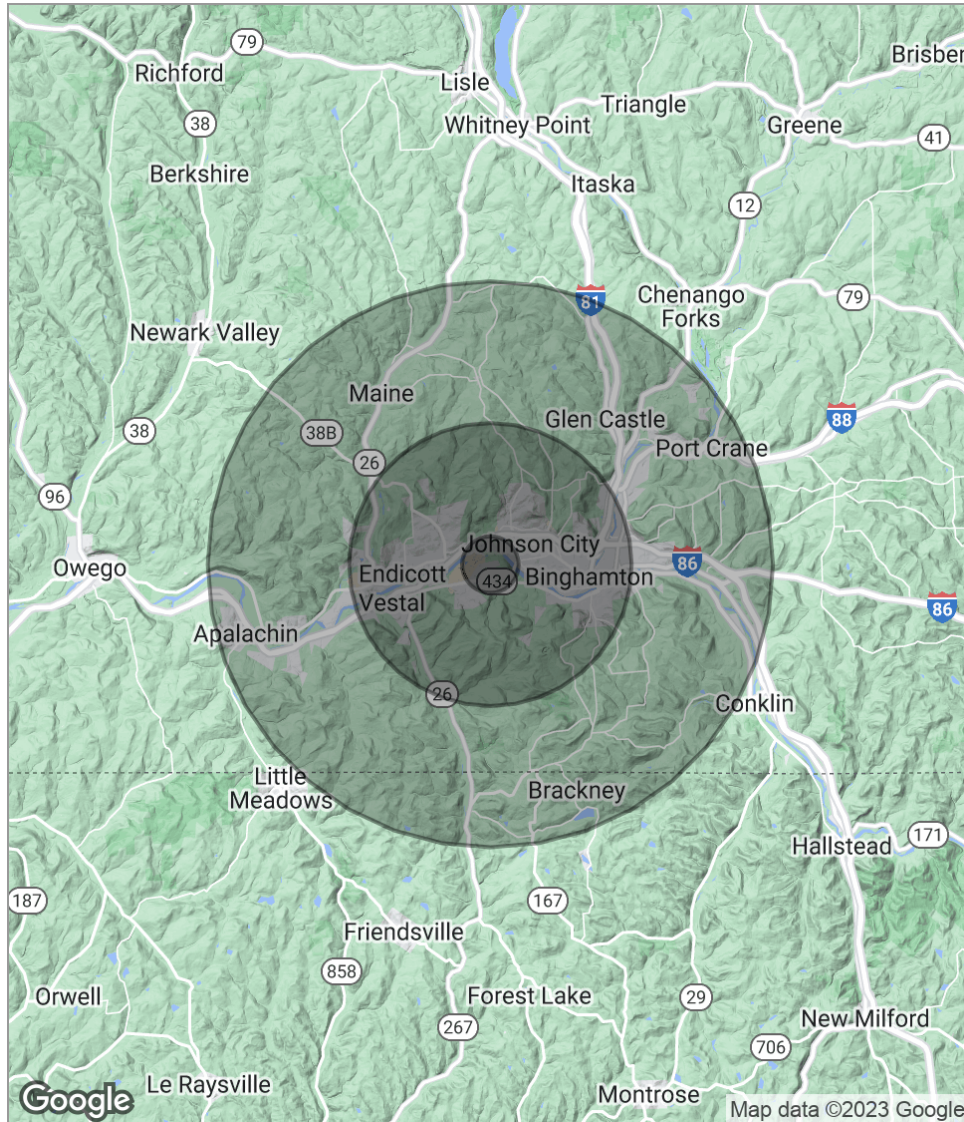
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,445	118,090	213,616
Median Age	45.2	38.7	39.6
Median Age (Male)	41.7	36.6	37.6
Median Age (Female)	46.8	40.6	41.6

## HOUSEHOLDS &amp; INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,008	47,235	87,238
# Of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$91,092	\$59,687	\$59,127
Average House Value	\$201,023	\$143,593	\$137,671

\* Demographic data derived from 2020 ACS - US Census

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