

The Perry Building

BINGHAMTON, NY



OFFERING MEMORANDUM

KW COMMERCIAL
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Suite 300B
Binghamton, NY 13901

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THE PERRY BUILDING

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Available for sale is this iconic centerpiece of Downtown Binghamton. One of the most unique and prestigious buildings in Binghamton. Built in 1876 by famous architect Isaac Perry, who also built the State Capital Building in Albany. This building was featured in the 1991 movie Liebestraum and has been home to many businesses over the past 140+ years! This is a prestigious location for any office. This is one of the few steel frame buildings left in the United States. One walk through and you know this building was built to last. Centrally located in the heart of Historic Downtown Binghamton. Right at the Chenango Street Roundabout this location enjoys a heavy traffic count, daily average 8,110 per day, as well as heavy foot traffic. This is walking distance to the Courthouse, The County Office Building, Security Mutual, The State Office building and City Hall. This location has a walk score of 85. If location is everything then this building has it all.

PROPERTY HIGHLIGHTS

- Excellent Location right on the Chenango Street Roundabout.
- Walk score of 85
- In close proximity to approximately City Hall, The Courthouse and all of Downtown Binghamton's Restaurants, Shops and Amenities.
- Solid Steel Building.
- Designed by Isaac Perry who also designed the State Capitol Building in Albany.
- One of the most prestigious buildings in Binghamton.
- Solid Steel Building.
- Centerpiece of Downtown Binghamton.
- Heavy foot and Vehicle Traffic.
- Right at the Chenango St Roundabout.

OFFERING SUMMARY

Sale Price:	\$1,465,000
Lease Rate:	\$5.00 - 10.50 SF/yr (MG)
Number of Units:	4
Available SF:	4,104 SF
Lot Size:	0.1 Acres
Building Size:	16,416 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,025	31,782	45,443
Total Population	14,172	73,353	114,587
Average HH Income	\$39,513	\$47,594	\$51,240



Property Description



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LOCATION DESCRIPTION

Excellent, centrally located in the heart of Historic Downtown Binghamton. Right at the Chenango Street Roundabout this location enjoys a heavy traffic count, daily average 8,110 per day, as well as heavy foot traffic. This location is neighboring, and walking distance to, all of Downtown Binghamton's Restaurants, Shops and amenities. This is walking distance to the Courthouse, The County Office Building, Security Mutual, The State Office building and City Hall. This location has a walk score of 85. If location is everything then this building has it all.

EXTERIOR DESCRIPTION

Solid Steel Construction

CONSTRUCTION DESCRIPTION

This is a solid steel building designed by famous architect Isaac Perry who also designed the State Capitol Building in Albany.



Property Details

Sale Price

\$1,465,000

Lease Rate

\$5.00 - 10.50 SF/YR

LOCATION INFORMATION

Building Name	The Perry Building
Street Address	89 Court Street
City, State, Zip	Binghamton, NY 13901
County	Broome
Market	Binghamton Office
Sub-market	Binghamton Retail
Cross-Streets	Chenango
Township	Binghamton
Section	Downtown Binghamton
Signal Intersection	No
Road Type	Paved
Market Type	Medium

BUILDING INFORMATION

Building Size	16,416 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	12 ft
Number of Floors	4
Average Floor Size	4,104 SF
Year Built	1995
Year Last Renovated	2020
Gross Leasable Area	16,416 SF
Load Factor	10.0
Construction Status	Existing
Framing	Steel
Condition	Excellent
Roof	Rubber Membrane 2003

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Downtown Business District
Lot Size	0.1 Acres

PARKING & TRANSPORTATION

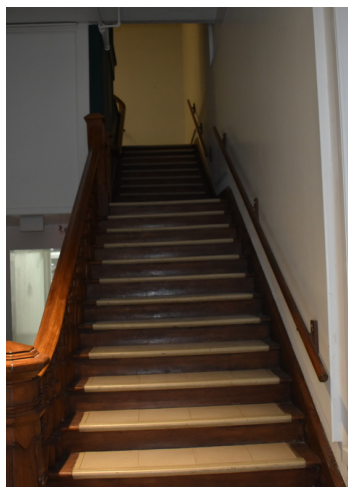
Street Parking	Yes
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UTILITIES & AMENITIES

Freight Elevator	No
Number of Elevators	1
Number of Escalators	0
Central HVAC	Yes



Additional Photos



THE PERRY BUILDING

LOCATION INFORMATION

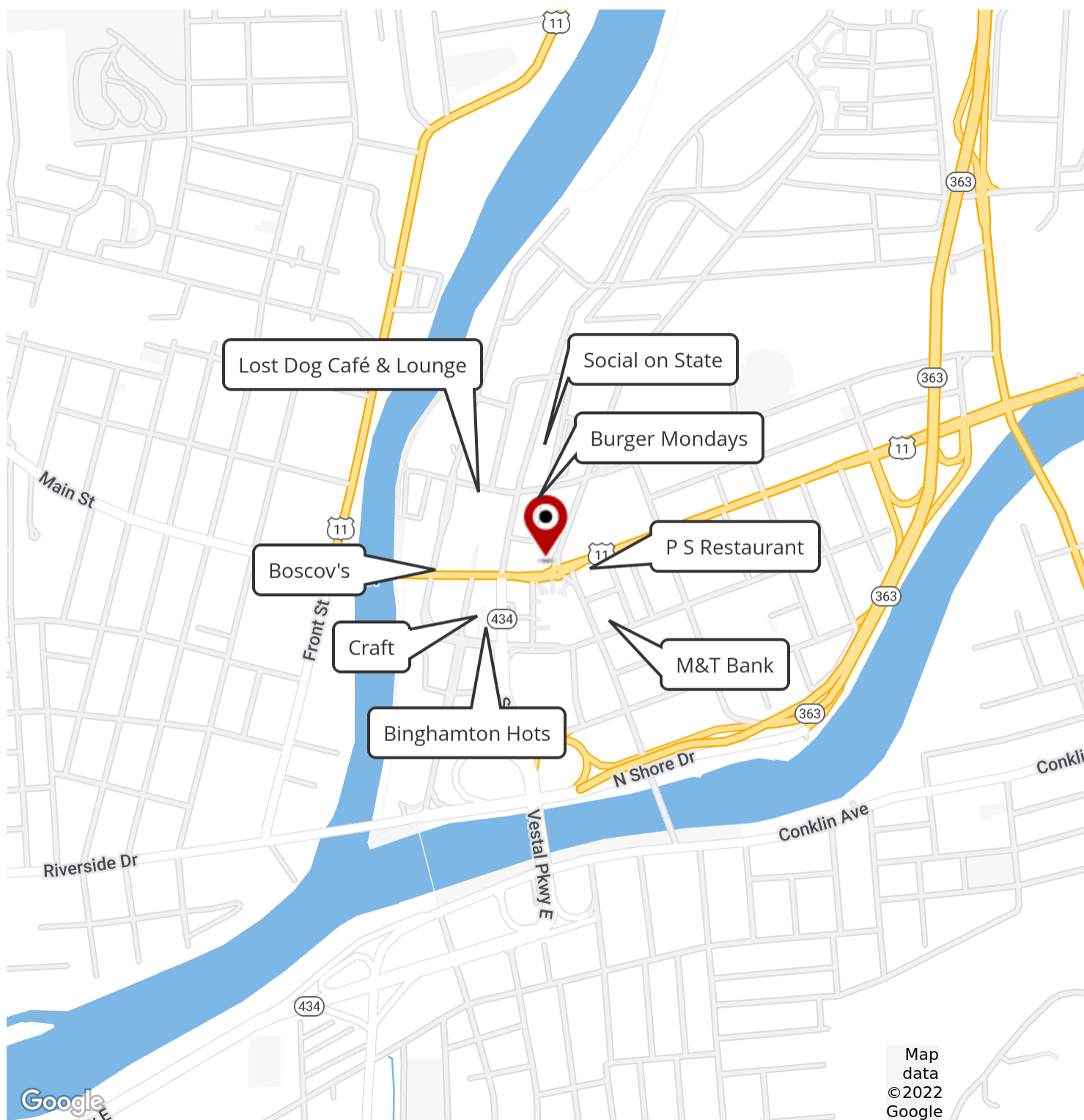
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REGIONAL MAP

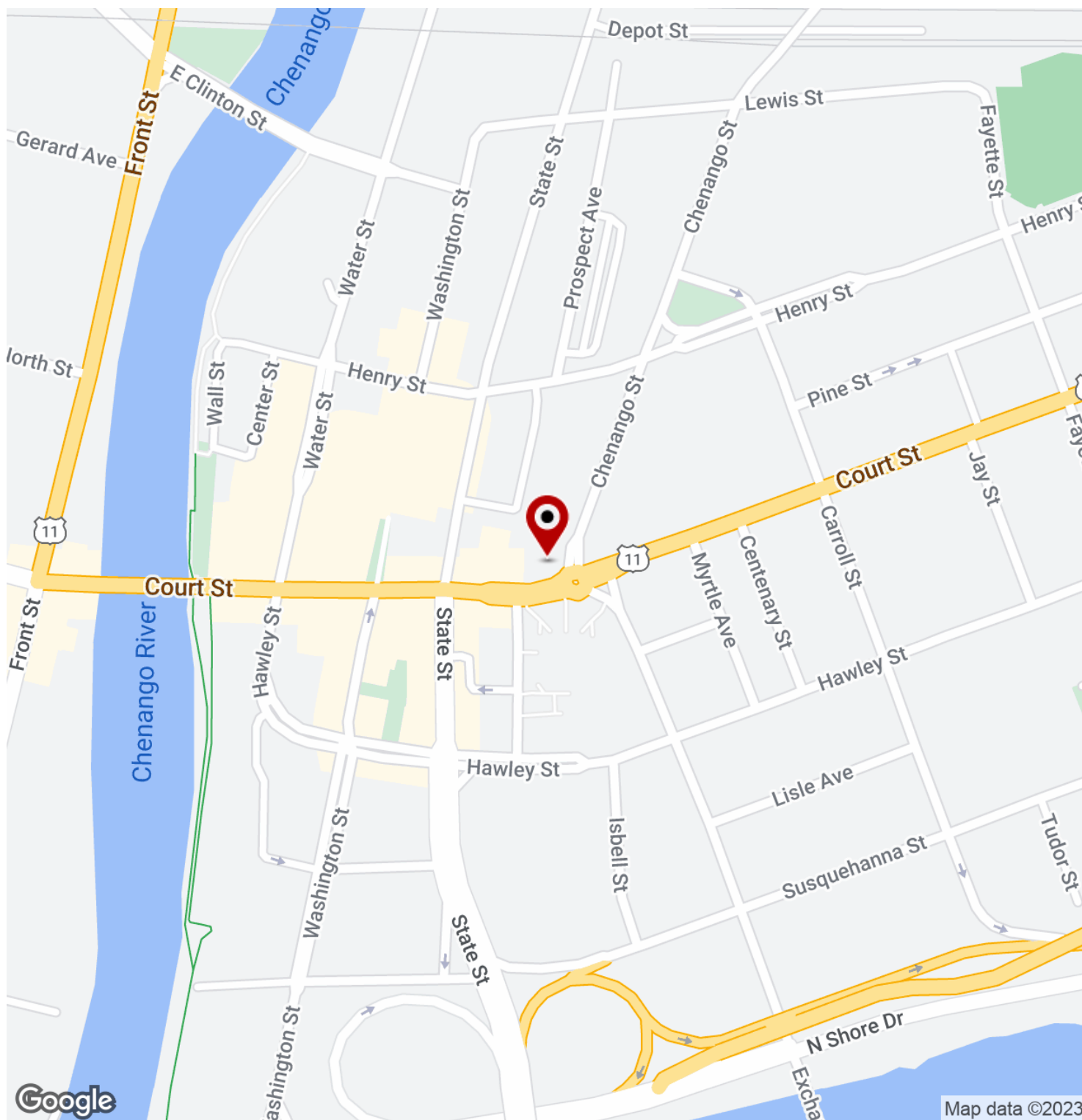
LOCATION MAP

AERIAL MAP

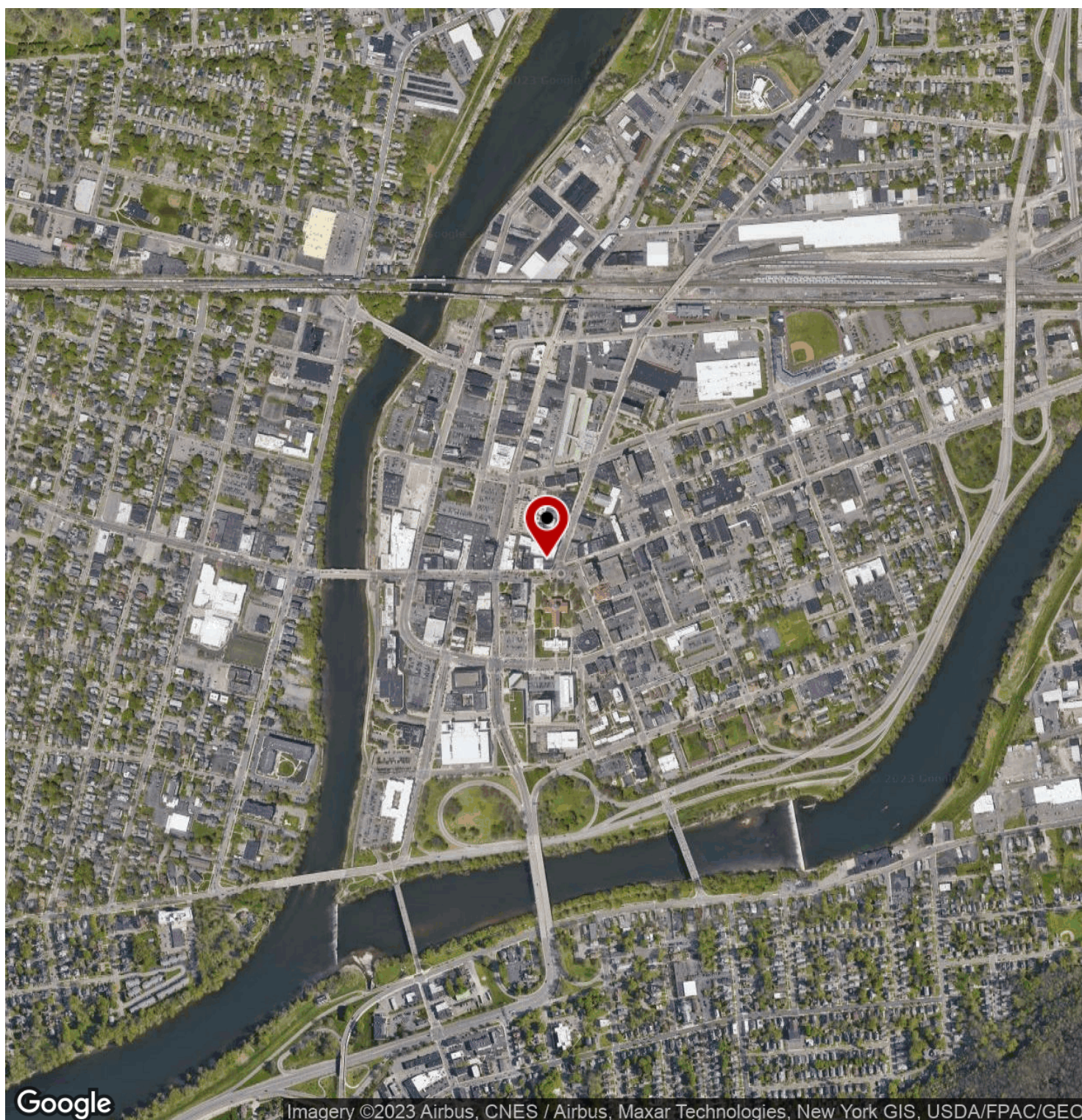
Regional Map



Location Map



Aerial Map



THE PERRY BUILDING

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW**THE PERRY BUILDING**

Price	\$1,465,000
Price per SF	\$89
Price per Unit	\$366,250

OPERATING DATA**THE PERRY BUILDING****FINANCING DATA****THE PERRY BUILDING**

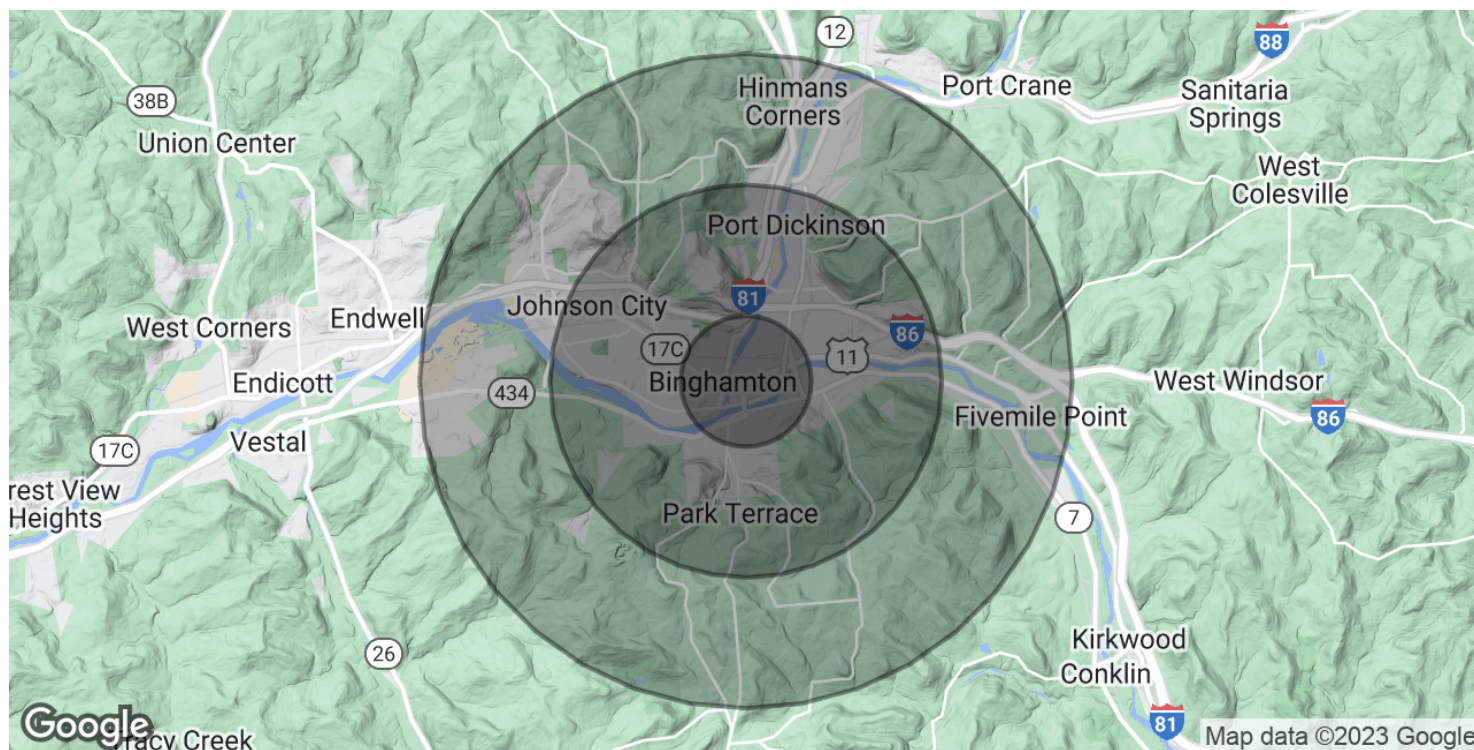
THE PERRY BUILDING

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,172	73,353	114,587
Average Age	39.5	38.1	37.2
Average Age (Male)	34.2	34.7	34.5
Average Age (Female)	45.3	41.4	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,025	31,782	45,443
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$39,513	\$47,594	\$51,240
Average House Value	\$108,103	\$104,992	\$110,791

* Demographic data derived from 2020 ACS - US Census

