

# The Galleria At The Holiday Inn

BINGHAMTON, NY



## OFFERING MEMORANDUM

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

*PRESENTED BY:*

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Associate Broker  
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# Table Of Contents

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
SALE COMPARABLES	16
LEASE COMPARABLES	19
DEMOGRAPHICS	22
ADDITIONAL INFORMATION	24

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Scott Warren - KW - NY - Greater Binghamton in compliance with all applicable fair housing and equal opportunity laws.



THE GALLERIA AT THE HOLIDAY INN

# PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Property Summary



## PROPERTY DESCRIPTION

All utilities are included as well. This downtown Binghamton location has free parking. Light Janitorial and trash removal is also included. The five office/suites are described below. Please notice the price per month for each suite. Lower Galleria Suite with a large office area, break room and two private offices 1628 sq ft. \$2985 per month. Upper Galleria Suite A - reception, offices, break room and conference room 1100 sq. ft. \$2383 per month. Upper Galleria Suite B - One large office 481 sq. ft. \$1,042 per month. Upper Galleria Suite C - 481 sq. ft. \$1042 per month. Upper Galleria Suite D - 251 sq. ft. \$543.00 per month. Upper Galleria Suite E - 128 sq. ft. \$400 per month.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$400.00 - 2,985.00 per month (Gross)
Number of Units:	250
Available SF:	125 - 1,628 SF
Lot Size:	4.55 Acres
Building Size:	15,105 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	708	3,144	9,858
Total Population	1,040	4,987	17,302
Average HH Income	\$39,451	\$28,987	\$39,365



# Property Description



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## LOCATION DESCRIPTION

Looking for class A office space with plenty of parking? The Galleria at Holiday Inn Arena has multiple office spaces available. All utilities are included as well. This downtown Binghamton location has free parking. Light Janitorial and trash removal is also included. The five office/suites are described below. Please notice the price per month for each suite. Lower Galleria Suite with a large office area, break room and two private offices 1628 sq. ft. \$2985 per month. Upper Galleria Suite A - reception, offices, break room and conference room 1100 sq. ft. \$2383 per month. Upper Galleria Suite B - One large office 481 sq. ft. \$1,042 per month. Upper Galleria Suite C - 481 sq. ft. \$1042 per month. Upper Galleria Suite D - 251 sq. ft. \$543.00 per month. Upper Galleria Suite E - 128 sq. ft. \$400 per month.



# Property Details

Lease Rate

**\$400.00 - 2,985.00 PER  
MONTH****LOCATION INFORMATION**

Building Name	The Galleria at the Holiday Inn
Street Address	2 Hawley Street
City, State, Zip	Binghamton, NY 13901
County	Broome

**BUILDING INFORMATION**

Building Size	15,105 SF
Building Class	A
Year Built	1980

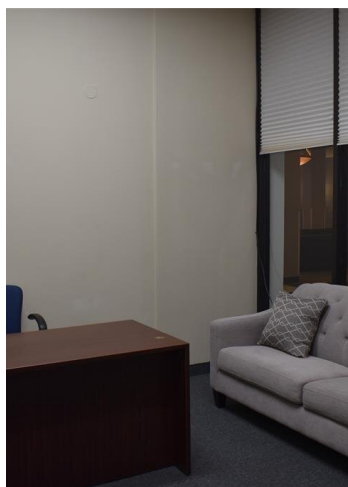
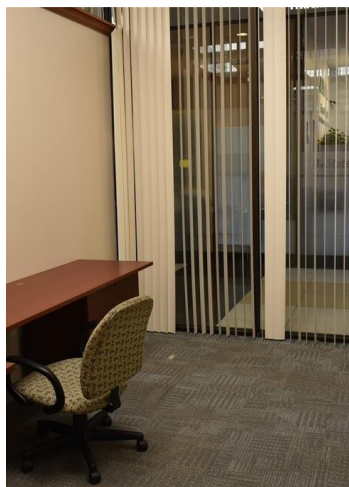
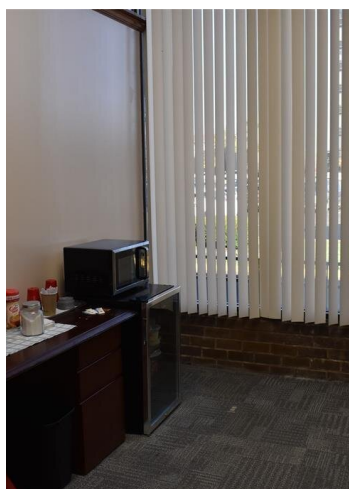
**PROPERTY INFORMATION**

Property Type	Office
Property Subtype	Office Building
Zoning	Downtown Business District
Lot Size	4.55 Acres

**PARKING & TRANSPORTATION****UTILITIES & AMENITIES**



## Additional Photos



THE GALLERIA AT THE HOLIDAY INN

# LOCATION INFORMATION

# 2

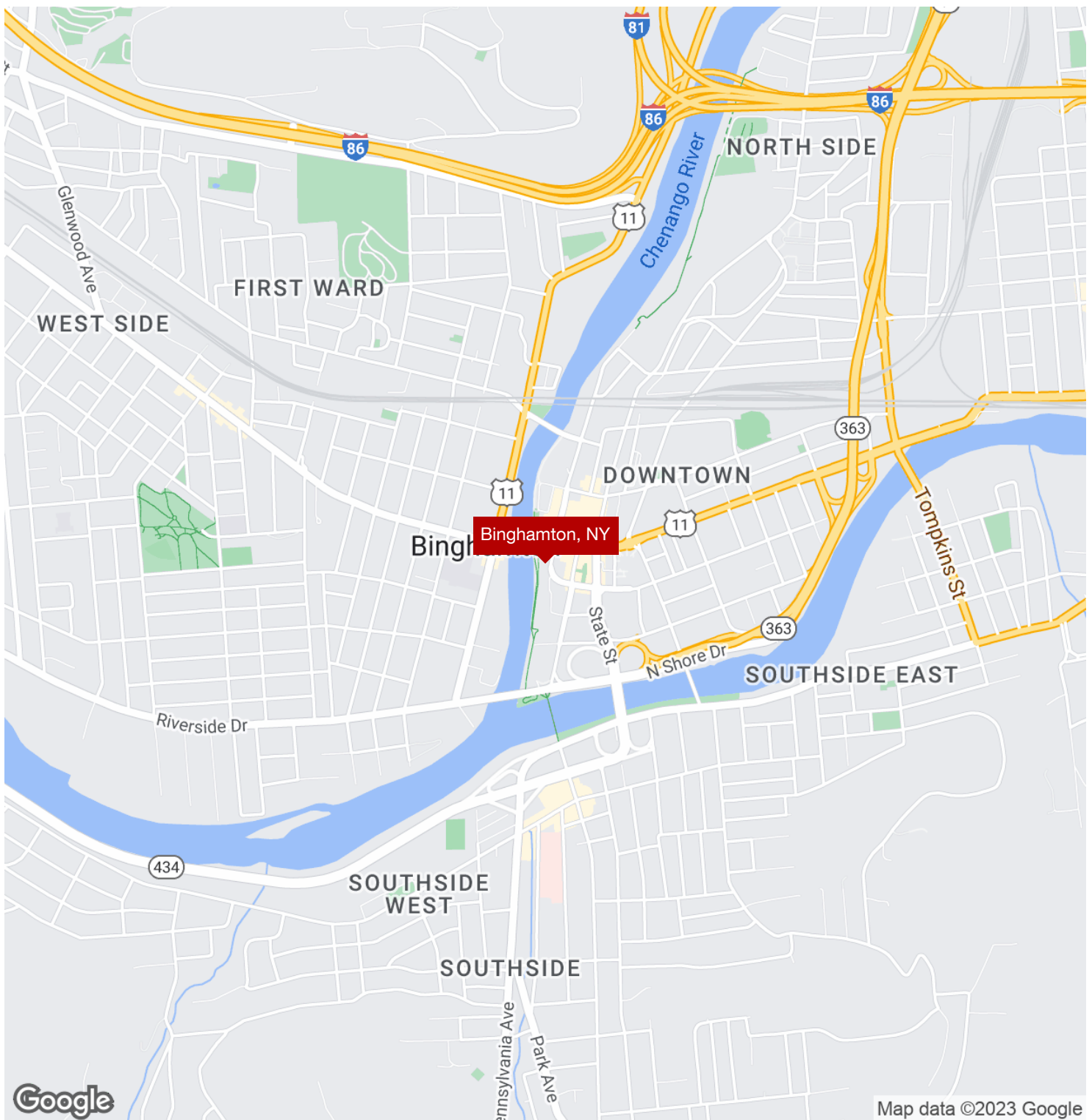
REGIONAL MAP

LOCATION MAP

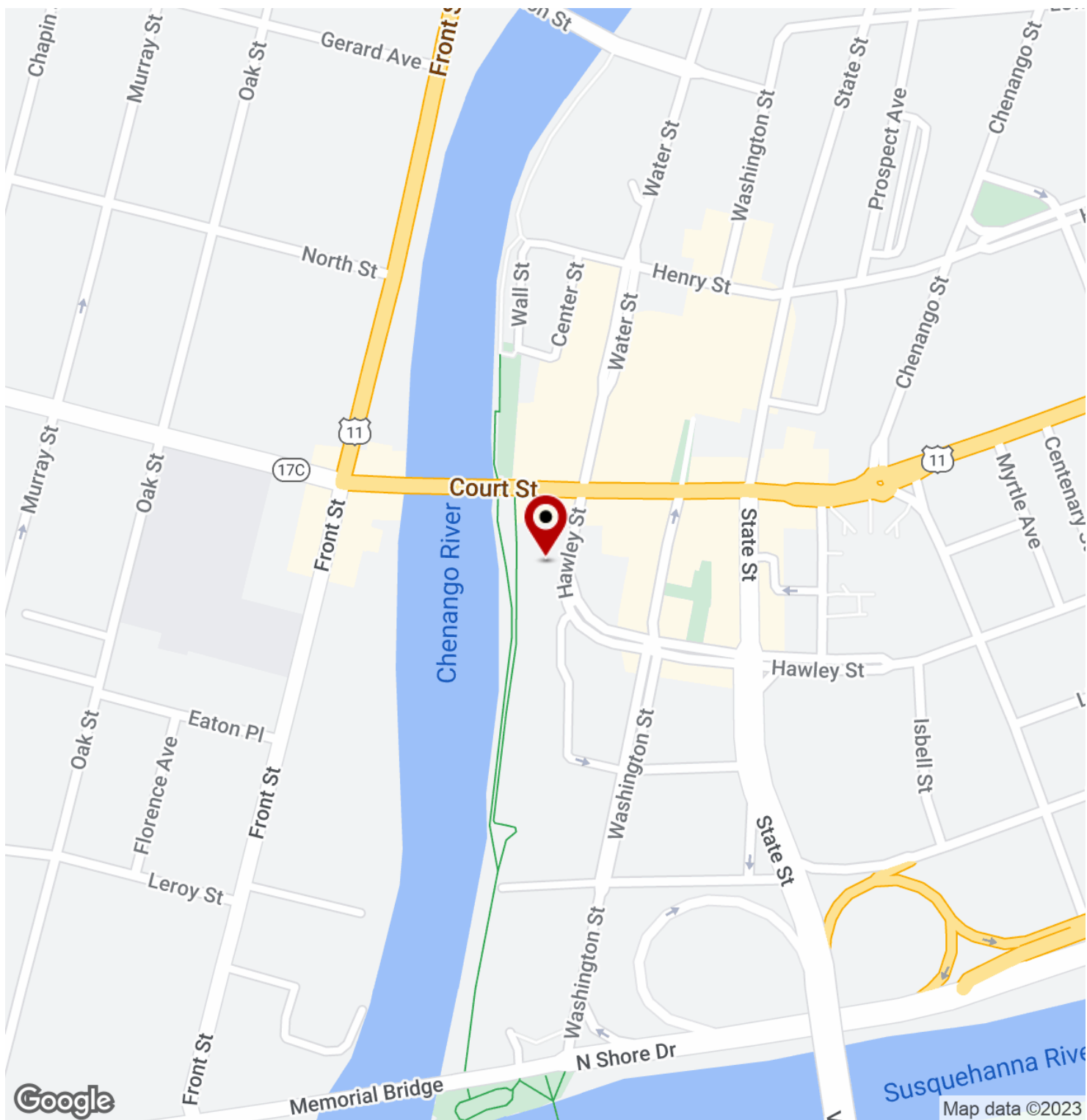
AERIAL MAP



## Regional Map

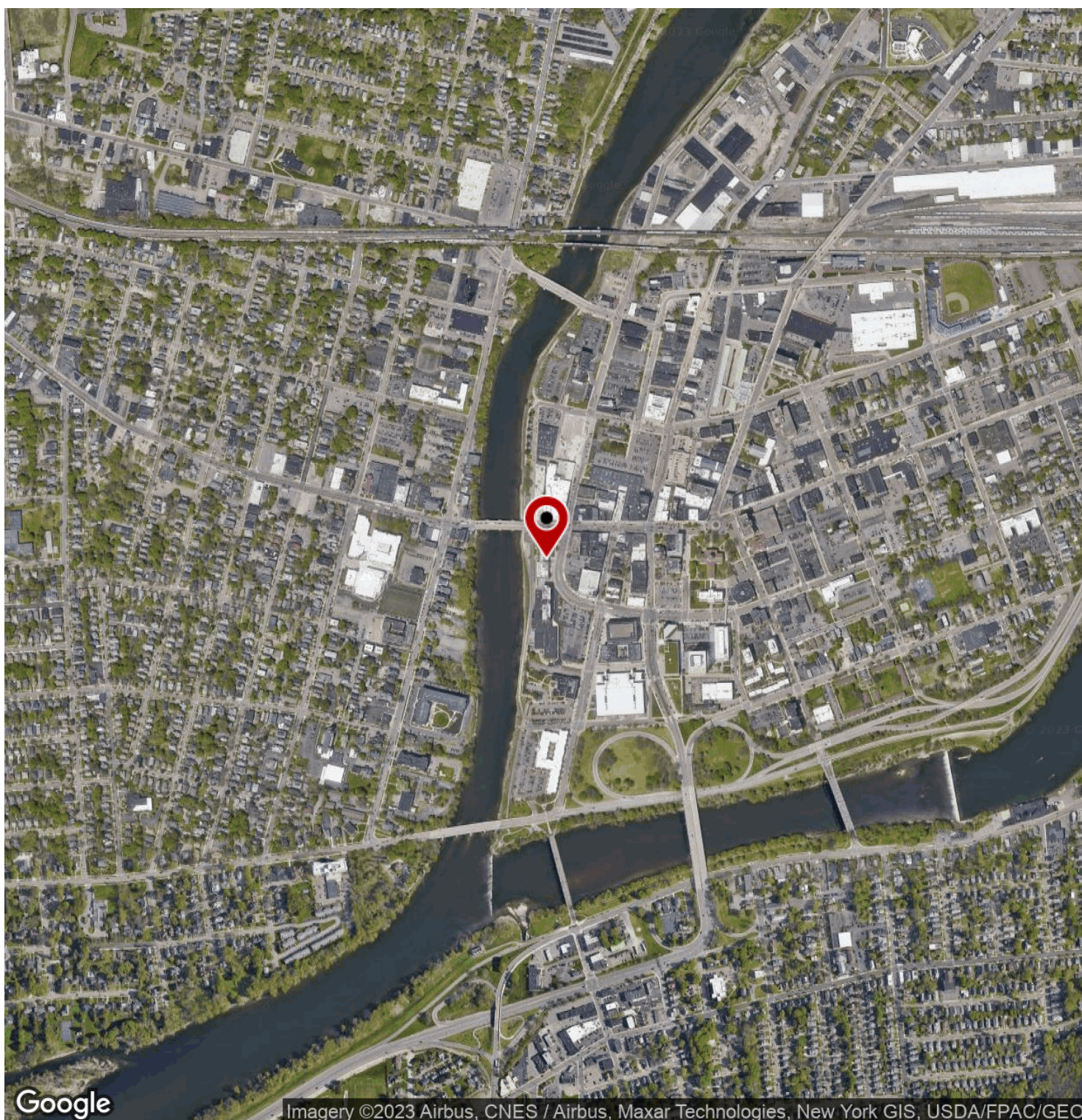


## Location Map





## Aerial Map



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# FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES



# Financial Summary

## INVESTMENT OVERVIEW

## OPERATING DATA

## FINANCING DATA



# Income & Expenses

**INCOME SUMMARY**

NET INCOME	\$0
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**EXPENSES SUMMARY**

OPERATING EXPENSES	\$0
--------------------	-----

NET OPERATING INCOME	\$0
----------------------	-----





## Tenant Profiles

Please Upload  
Tenant Logo/Photo

### TENANT OVERVIEW

Company:	-
Founded:	-
Locations:	-
Total Revenue:	-
Net Income:	-
Net Worth:	-
Lease Rate:	-
Headquarters:	-
Website:	-

### RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

### TENANT HIGHLIGHTS

- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...

### CUSTOM TEXT

Add text here...



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# SALE COMPARABLES

4


SALE COMPS

SALE COMPS MAP & SUMMARY

## Sale Comps



It turns out, you don't have any Comps Selected!


(click "  **Edit Sale Comps**" in the Page Edit Bar)



## Sale Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



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# LEASE COMPARABLES

5

LEASE COMPS

LEASE COMPS MAP & SUMMARY

## Lease Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)





## Lease Comps Map & Summary



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(click "  **Edit Lease Comps**" in the Page Edit Bar)



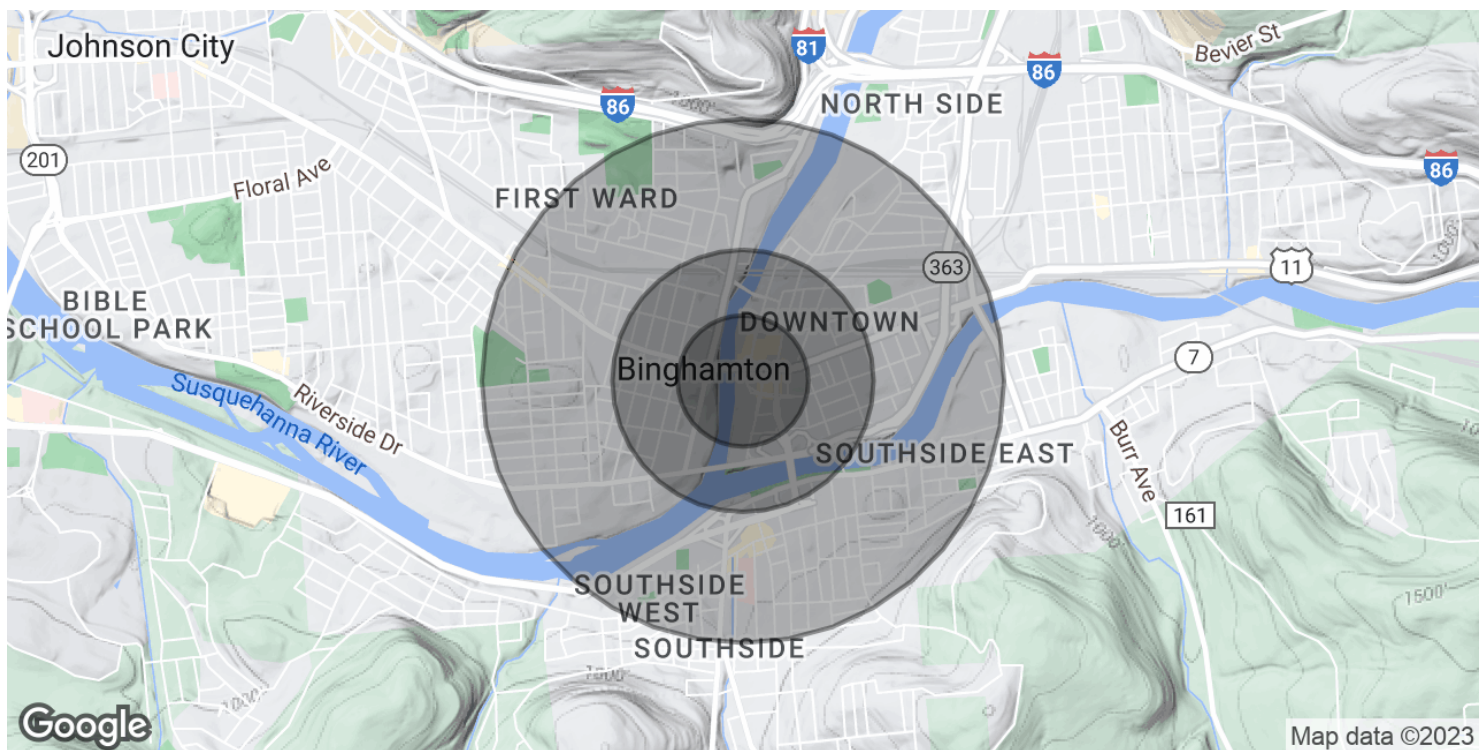
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# DEMOGRAPHICS

6

DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,040	4,987	17,302
Average Age	49.0	39.7	34.4
Average Age (Male)	43.2	36.1	33.4
Average Age (Female)	50.4	42.2	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	708	3,144	9,858
# of Persons per HH	1.5	1.6	1.8
Average HH Income	\$39,451	\$28,987	\$39,365
Average House Value	\$0	\$13,661	\$77,797

\* Demographic data derived from 2020 ACS - US Census



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# ADDITIONAL INFORMATION

7

SITE PLANS

## Site Plans



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the **Property Edit Form** or  
"Publish on Website and Docs" in the **Plans Tab**)

