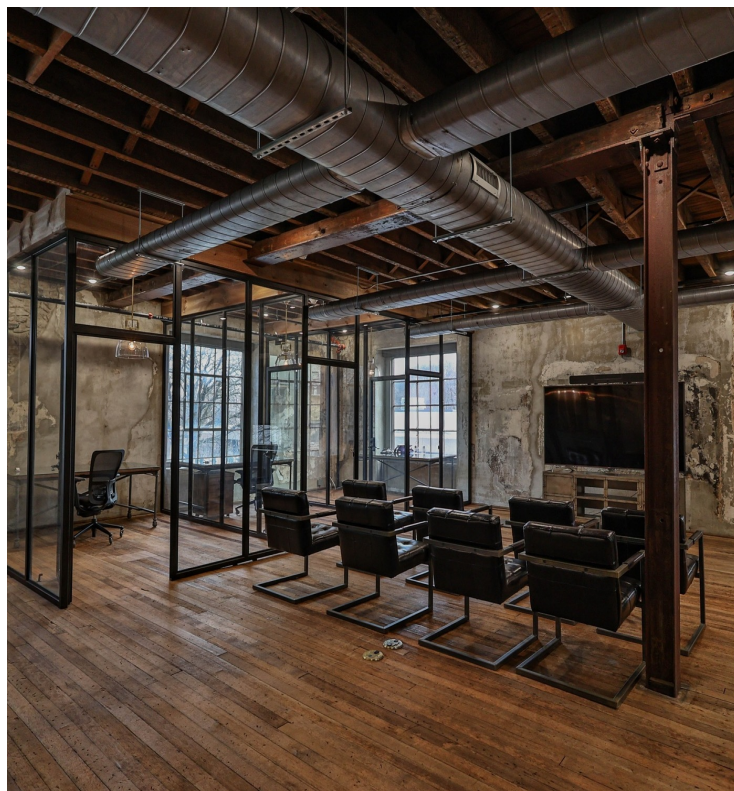


225 FERRY STREET EASTON, PA - OFFICE, MIX-USE LEASE



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
LEASE RATE:	Negotiable
1ST FLOOR LEASE RATE:	\$20.00 SF/yr (NNN)
2ND FLOOR LEASE RATE	\$16.00 SF/yr (NNN)
3RD FLOOR LEASE RATE	\$20.00 SF/yr (NNN)
AVAILABLE SF:	3,117 - 9,351 SF
PRICE / SF:	\$374.29
RENOVATED:	2019
VIDEO:	View Here

PROPERTY OVERVIEW

This Easton, PA three-story space exudes an urban elegance with exposed brick walls, concrete floors, and steel beams. One of a kind opportunity to position your east coast office in an A+ walkable downtown with convenient access to NYC and PHL. Located along Restaurant Row and 1 block off of Center Square, this historically restored 9,351 sq. ft. office, mixed-use space is a must see. Perfect fit for growing professional firm, subscription box business or small manufacturing group with retail, shipping and receiving area on the first floor, back office common and private office space on the 2nd floor and a third floor that can act as penthouse accommodations for project teams, executive staff or be converted to additional office space. Meticulously and professionally managed by Platform Five.

PROPERTY HIGHLIGHTS

- Completely restored 3 story upscale work, play & stay space
- 9 executive style offices + 5 third floor convertible spaces
- Board room and an abundance of common work and play space
- Lutron controlled shades and lighting features
- Fully sprinklered and automated fire alarm system
- Security camera surveillance system
- 9,351 Sq. ft. of fully renovated space with exposed ceilings, upscale finishes and state of the art Lutron lighting controls.
- Three unique floors - perfect for owner/user that has both retail and wholesale components to their business

GREGG MARZANO

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PA #RS297418