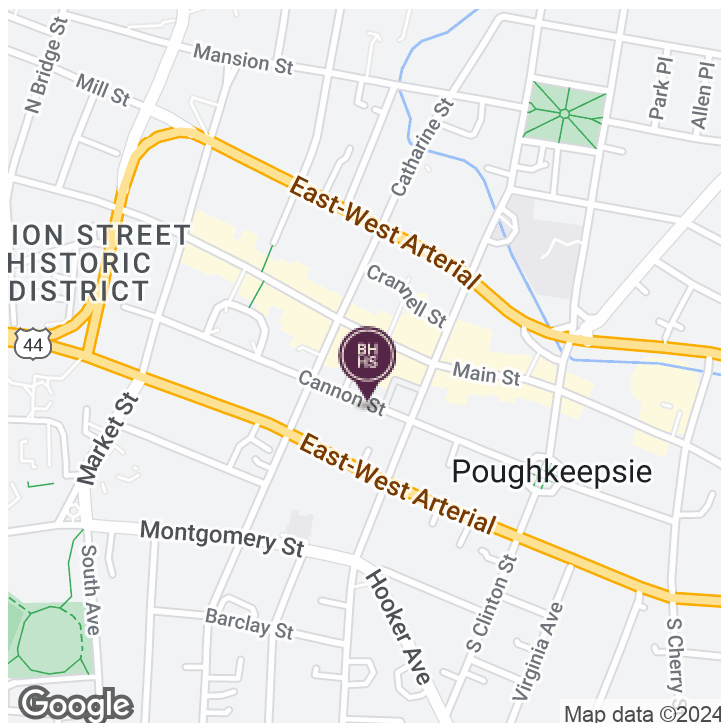


98 CANNON STREET

POUGHKEEPSIE, NY 12601

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$18.00 SF/yr (MG) |
| Building Size: | 5,100 SF |
| Available SF: | 4,000 - 5,100 SF |

PROPERTY OVERVIEW

Whether you're seeking a space for offices, galleries, event hosting, or community outreach, this Victorian style building offers endless possibilities. This newly renovated Victorian style building is the perfect blend of modern functionality and classic charm, making it an ideal space for a variety of businesses.

The first and second floors boast a versatile combination of office and large open gallery or conference-style spaces, allowing you to tailor the layout to suit your needs. Meanwhile, the third floor offers several small offices or ample storage space, providing flexibility for your business requirements.

One of the standout features of this property is its exceptional architectural details that exude elegance and sophistication. Multiple full bathrooms and a well-appointed kitchen area ensure convenience and comfort for both employees and guests. The building has many subtle features from intricate moldings to beautiful stained glass windows which are sure to impress and create a unique ambiance for your workplace.

Situated on a peaceful street adjacent to Poughkeepsie's vibrant commercial district, this property enjoys a prime location close to public transportation. Furthermore, the availability of nearby parking in the adjacent garage can provide added convenience for you and your visitors.

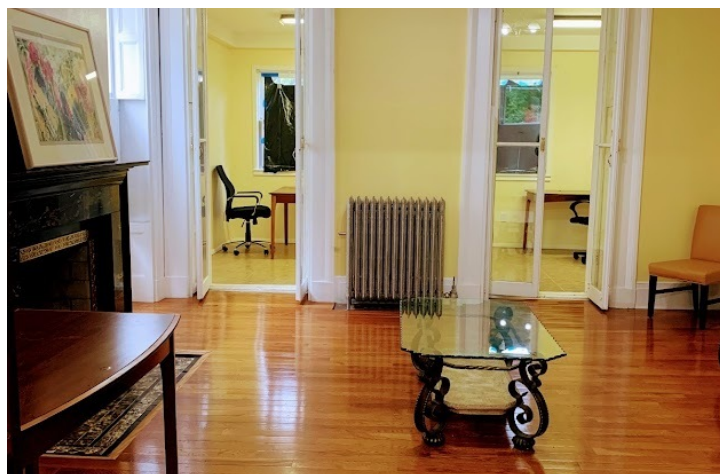
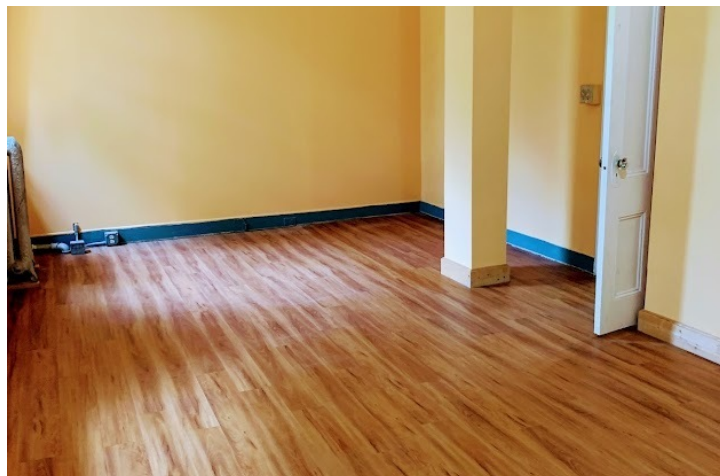
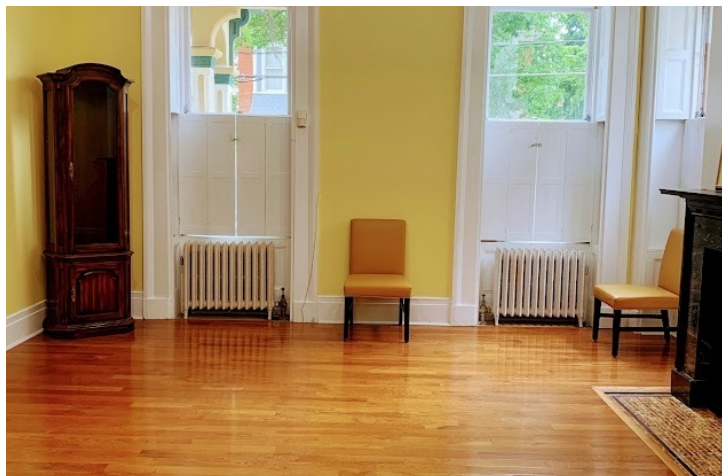
BRIAN MOSSEY

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POUGHKEEPSIE, NY 12601

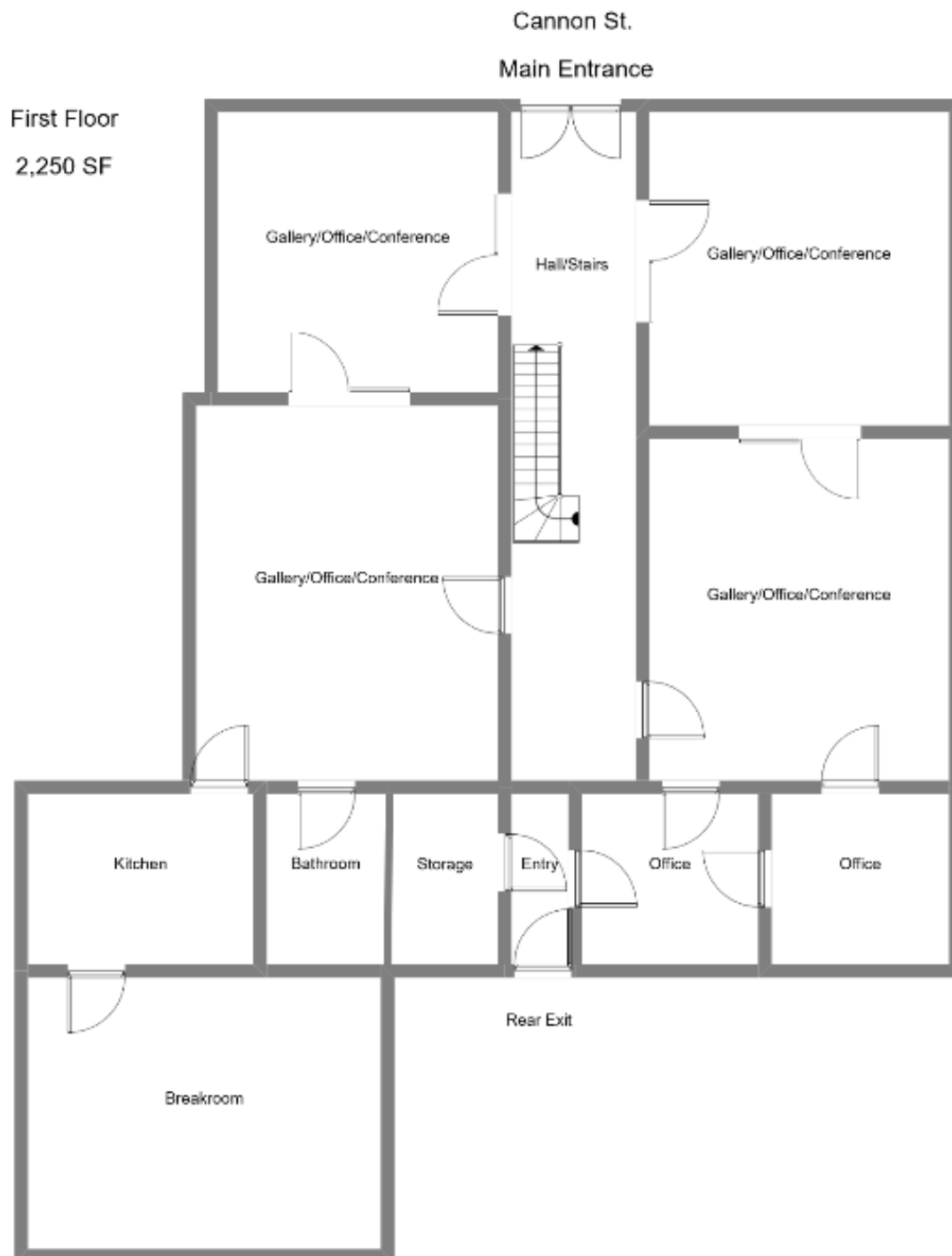
ADDITIONAL PHOTOS



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POUGHKEEPSIE, NY 12601

FLOOR PLAN - FIRST FLOOR



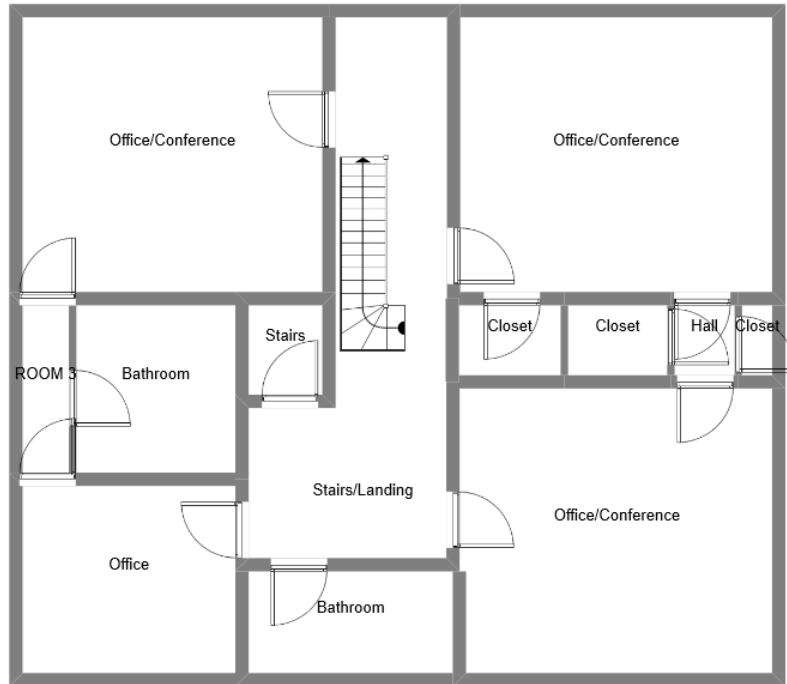
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FLOOR PLAN - SECOND AND THIRD

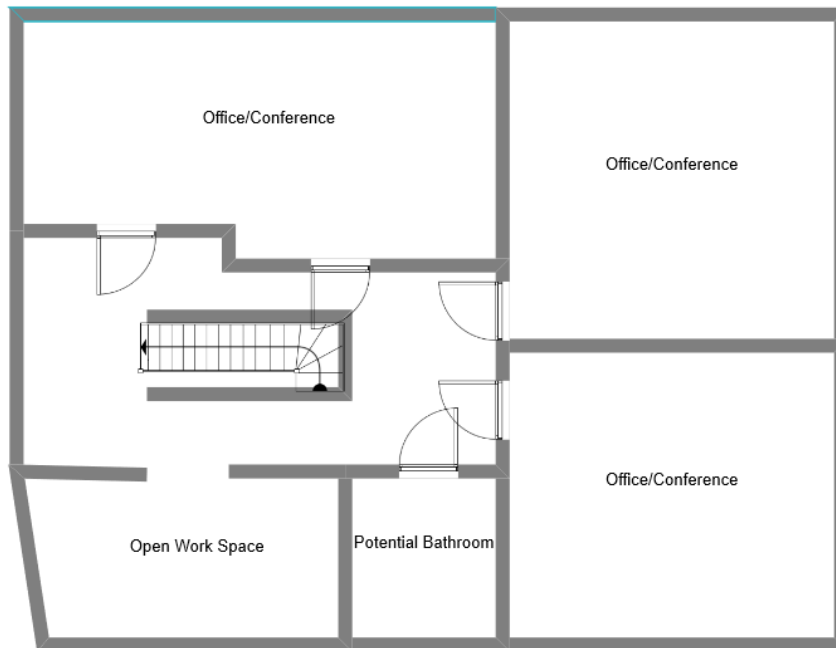
Second Floor

1,750 SF



Third Floor

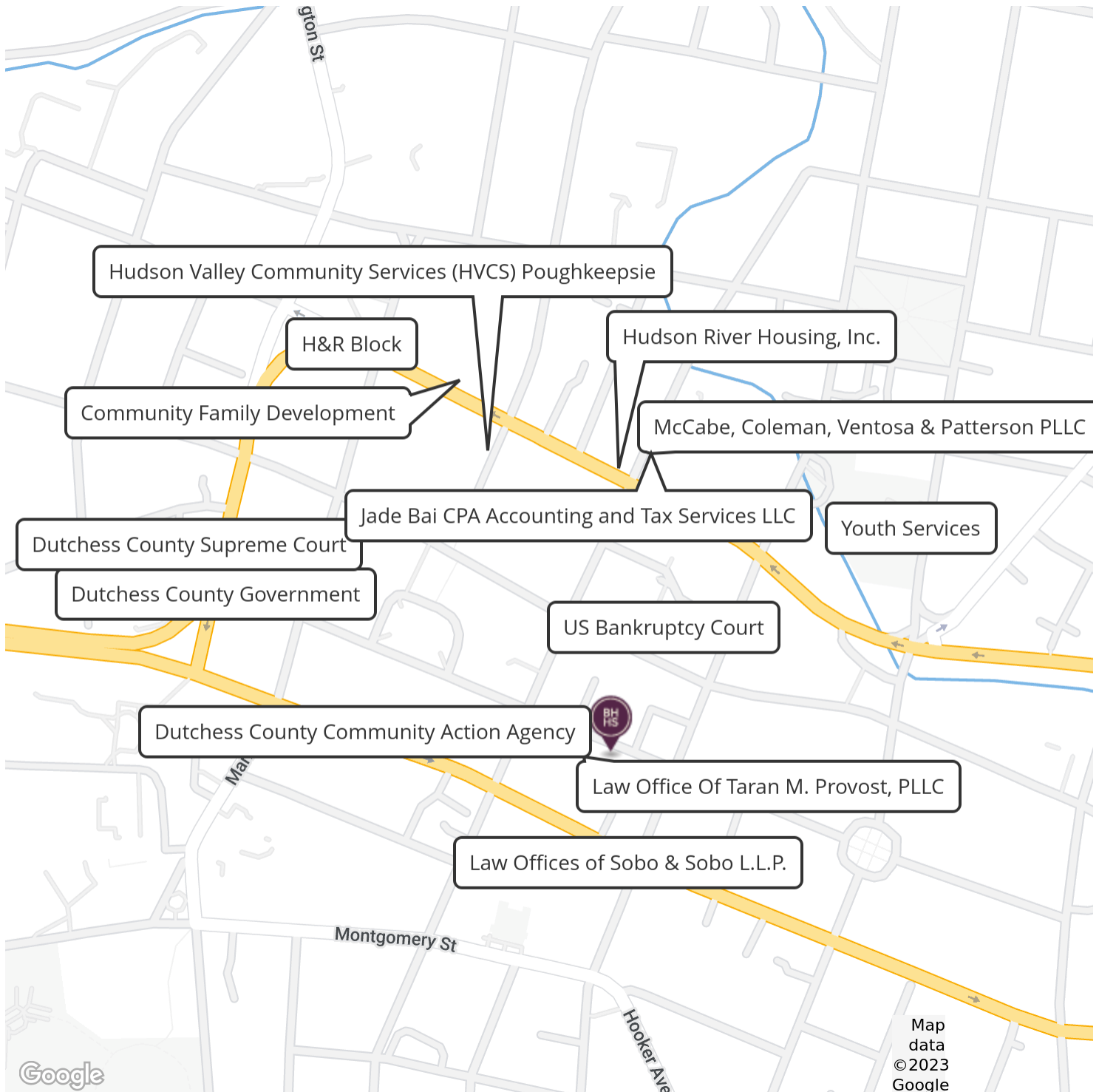
1,100 SF



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LOCATION MAP



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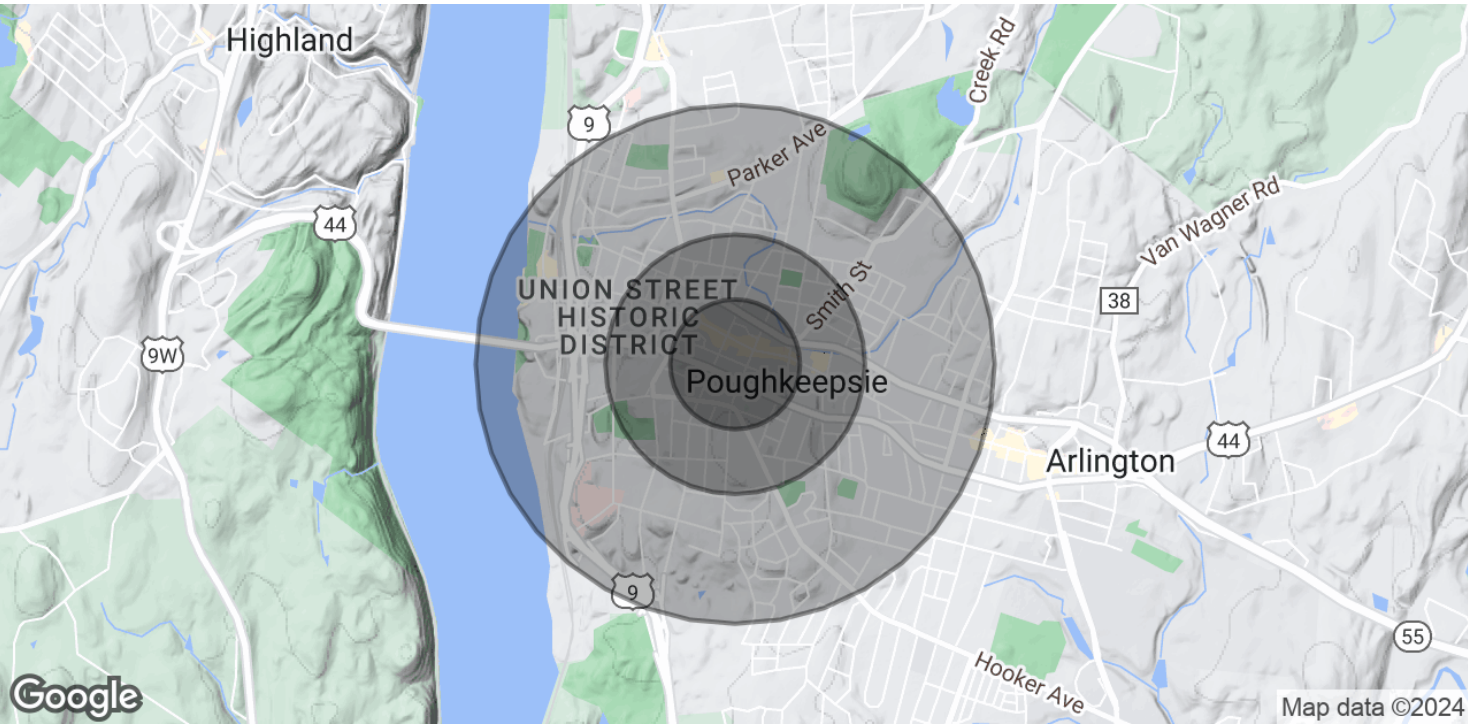
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98 CANNON STREET

POUGHKEEPSIE, NY 12601

DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 1,441 | 7,461 | 22,953 |
| Average Age | 37.8 | 38.5 | 36.6 |
| Average Age (Male) | 34.7 | 37.3 | 36.2 |
| Average Age (Female) | 39.4 | 40.2 | 37.7 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 918 | 3,750 | 10,729 |
| # of Persons per HH | 1.6 | 2.0 | 2.1 |
| Average HH Income | \$38,103 | \$49,787 | \$63,190 |
| Average House Value | \$28,514 | \$81,864 | \$137,311 |

2020 American Community Survey (ACS)