

143 BOARDMAN ROAD

POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$18.00 SF/yr (MG) |
| Building Size: | 10,000 SF |
| Available SF: | 2,640 - 5,400 SF |
| Number of Units: | 2 |

PROPERTY OVERVIEW

Discover a prime office, creative, or community space for lease in scenic Poughkeepsie, NY! This three building property with ample parking to support well staffed businesses is in a quiet yet well-connected location close to the town library, private schools, and residential communities. It also provides easy access to major employers like IBM, Vassar College, Marist College, and hospitals.

Building two is the largest on the property with 5,400 SF spread across three floors and has several multi-purpose spaces. The main level is mostly open space and has an ADA bathroom. The upper level private offices and a large meeting or group room. The lower level adds more accessible space with direct access from the lower level parking lot.

Building three spans 2,640 SF with additional space on the lower level if needed, with large office and conference room type suite on the first floor and smaller offices on the second. Both floors feature bathrooms.

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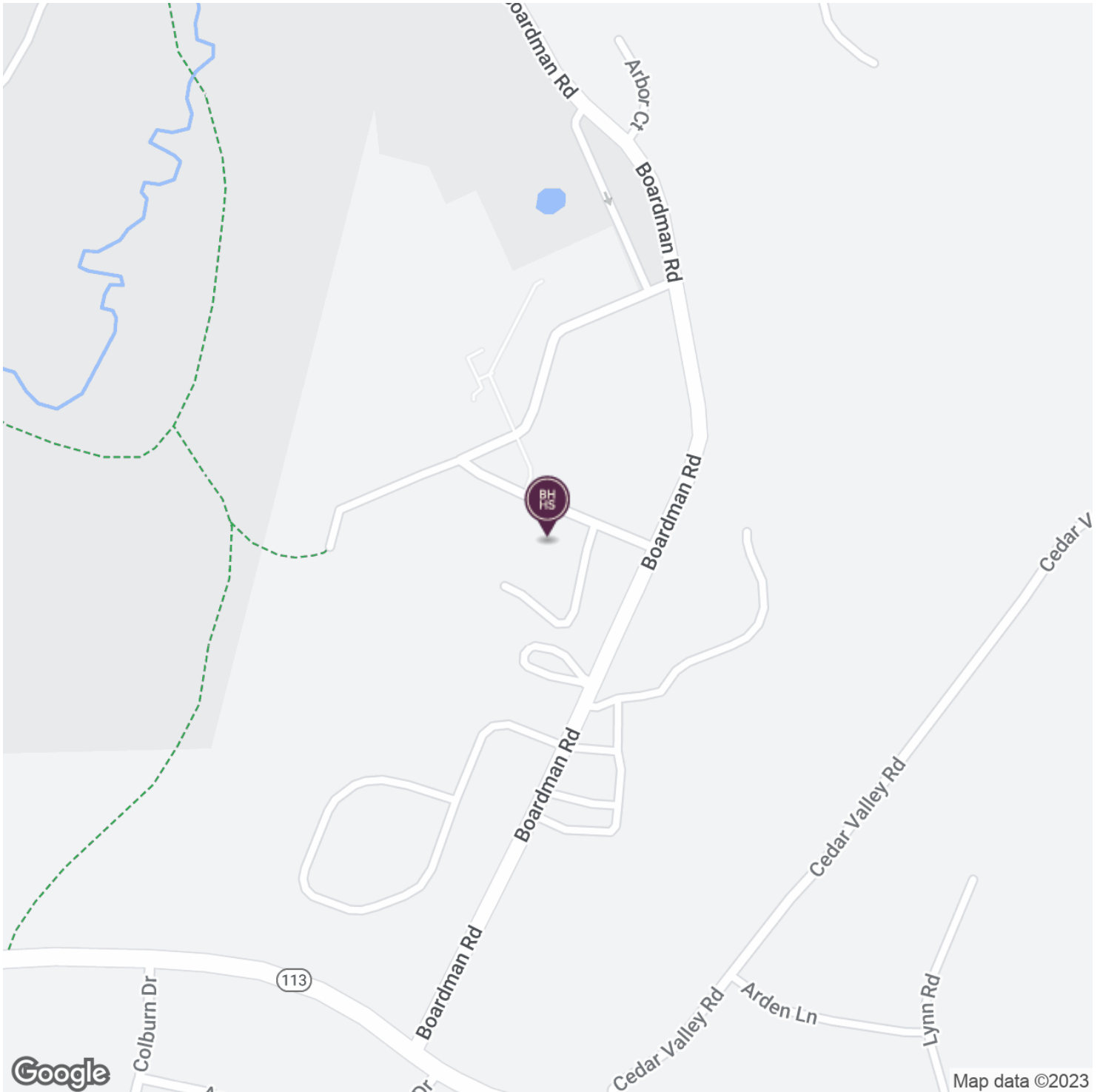
ADDITIONAL PHOTOS



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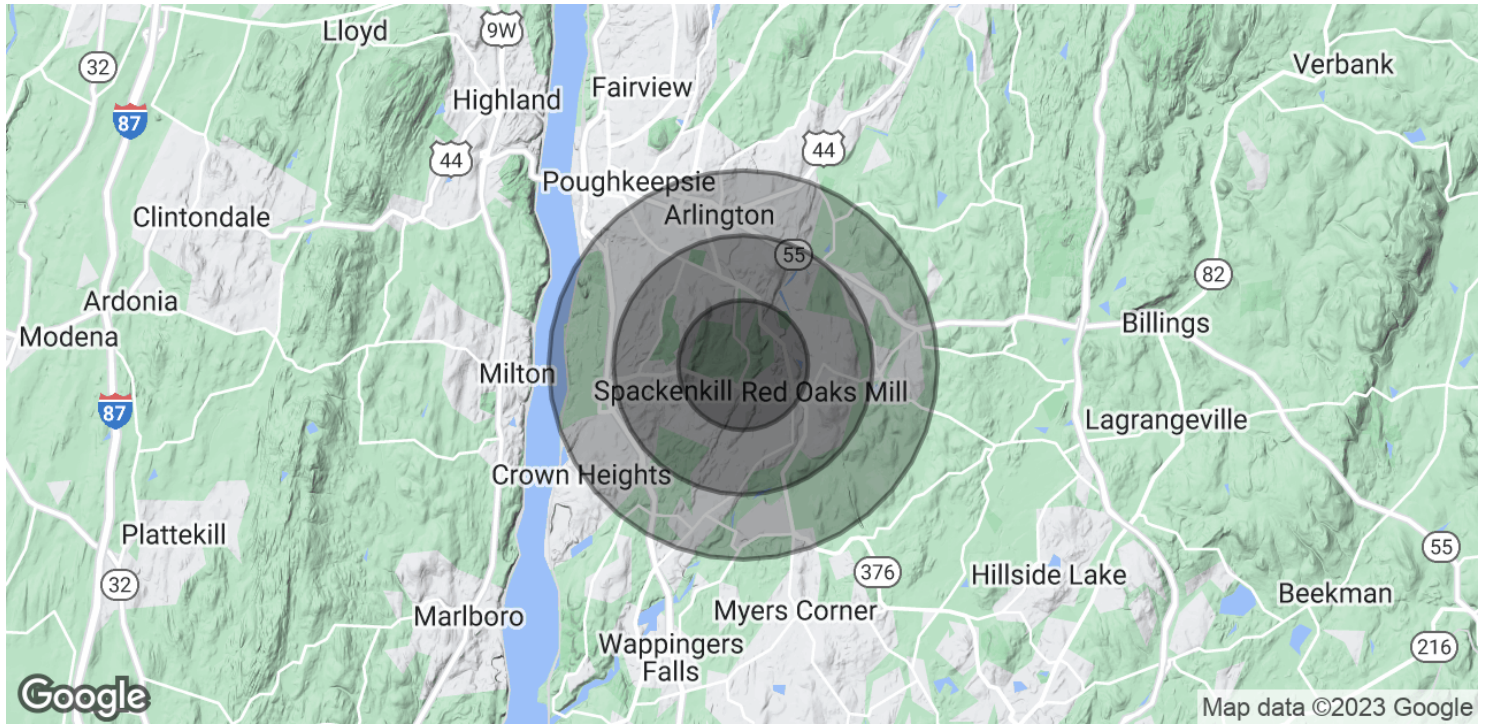
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,473 | 19,560 | 44,767 |
| Average Age | 51.3 | 44.7 | 43.3 |
| Average Age (Male) | 48.0 | 43.4 | 42.2 |
| Average Age (Female) | 53.5 | 45.7 | 44.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,708 | 7,073 | 18,254 |
| # of Persons per HH | 2.6 | 2.8 | 2.5 |
| Average HH Income | \$151,691 | \$128,276 | \$114,987 |
| Average House Value | \$463,493 | \$343,778 | \$272,401 |

* Demographic data derived from 2020 ACS - US Census

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BUILDING 2

SUITE DETAILS

Total Square Feet

5,400 - across three floors

Current Layout Includes:

- Large meeting or gathering spaces
- Private Offices
- Bathrooms on all floors
- ADA Bathroom on main level
- 2 Reception and Waiting Areas
(one per floor)



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SUITE 101 (TWO FLOORS - FIRST FLOOR AND BASEMENT)

SUITE DETAILS

Total Square Feet

- 2,640 - across two floors
- + additional basement space if needed

Current Layout Includes:

- 3 Large meeting or gathering spaces on first floor
- 4 Private Offices on second level
- Bathrooms on both floors
- Kitchen area

