

**LEASE**

# Galleria Offices at Holiday Inn Arena

**2 HAWLEY STREET**

Binghamton, NY 13901

**PRESENTED BY:**

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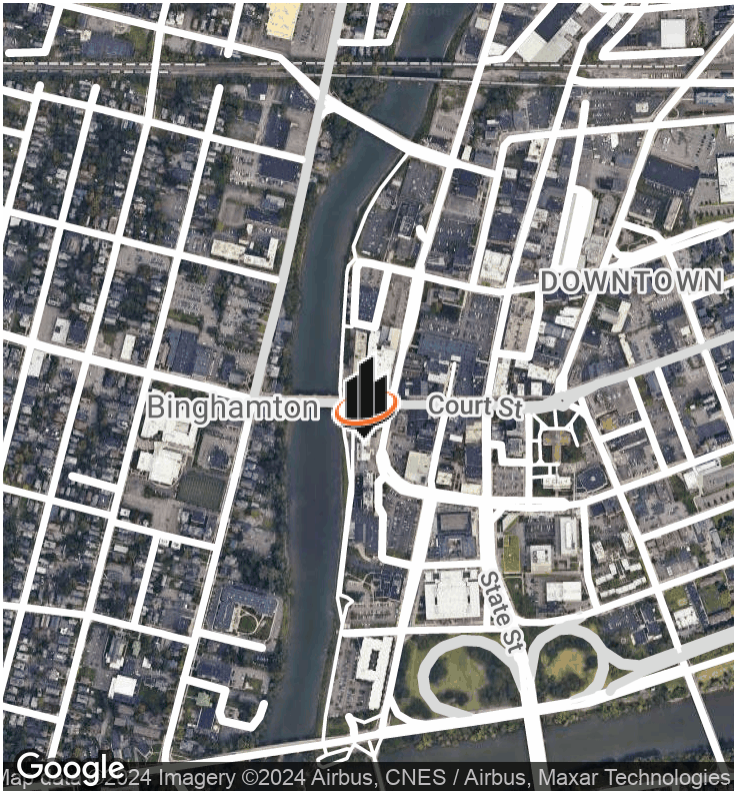
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30/SF Full Service
BUILDING SIZE:	151,051 SF
LOT SIZE:	4.32 Acres
YEAR BUILT:	1980
MARKET:	Binghamton Retail
SUBMARKET:	Binghamton Office

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PROPERTY OVERVIEW

Are you in search of premium Class A office spaces with ample parking facilities? Look no further than The Galleria at Holiday Inn Arena, which offers a range of office spaces to suit your needs. Notably, all utilities are included in the package, ensuring a hassle-free experience. Located in the heart of downtown Binghamton, this prime location provides the added advantage of free parking. In addition to this, they also take care of light janitorial services and trash removal. The five distinct office suites available each cater to varying requirements, with monthly prices that reflect their unique features and sizes. Your ideal office space awaits!

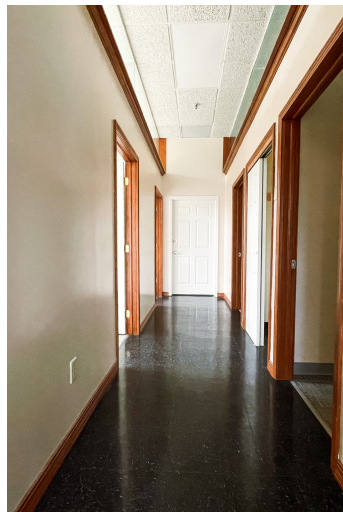
Lower Galleria Suite with a large office area, break room and two private offices 1628 sq ft.  
Upper Galleria Suite A - reception, offices, break room and conference room 1150 sq. ft.  
Upper Galleria Suite B - One large office 481 sq. ft.

PROPERTY HIGHLIGHTS

- Premium Class A Structure: A distinguished Class A building.
- Central Downtown Binghamton: Ideally situated in the heart of downtown Binghamton.
- Abundant Complimentary Parking: Enjoy the convenience of ample free parking.
- Tailored Office Suites: Choose from a range of suites and square footage options, ensuring a perfect fit for your requirements.



## ADDITIONAL PHOTOS

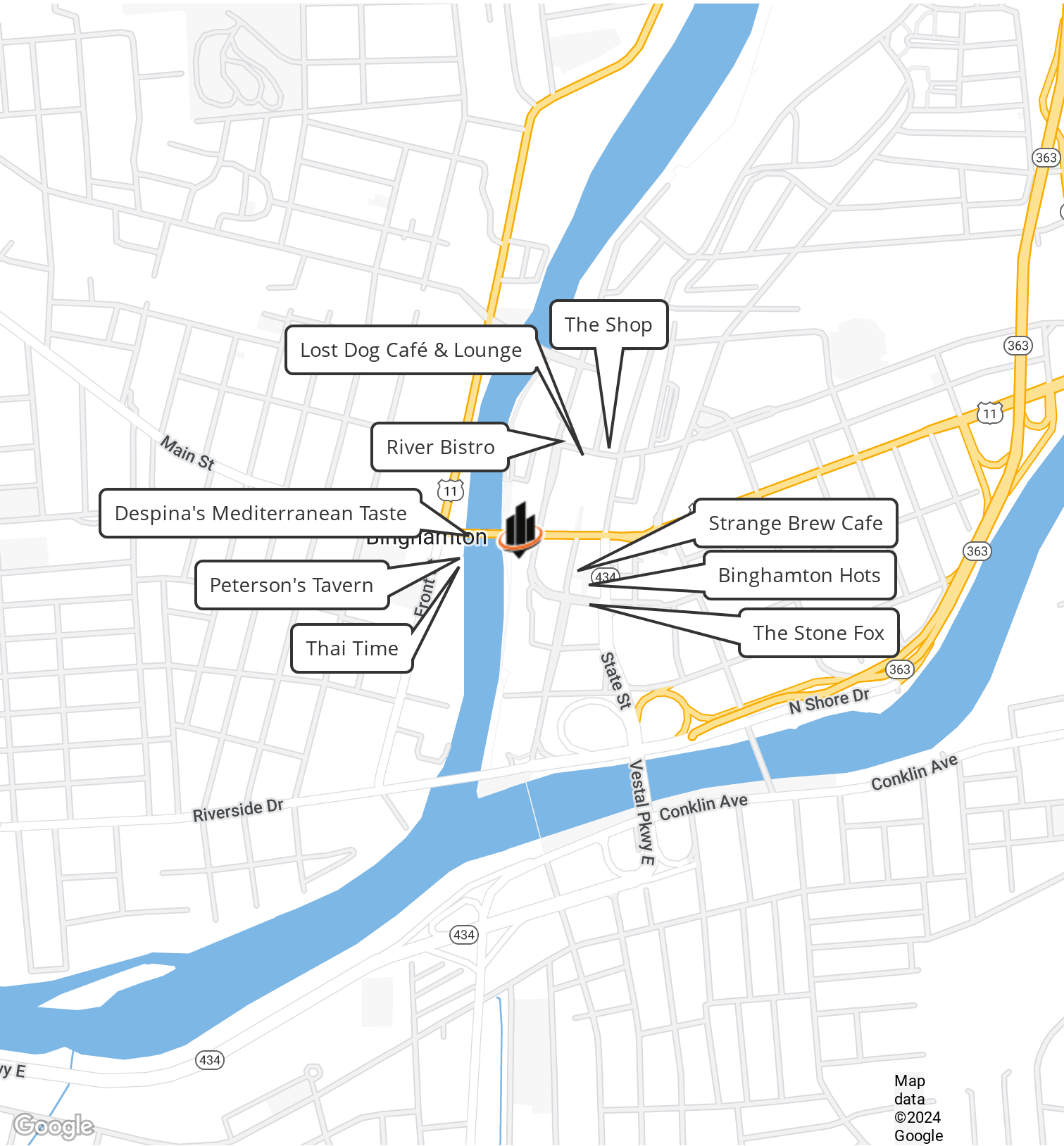


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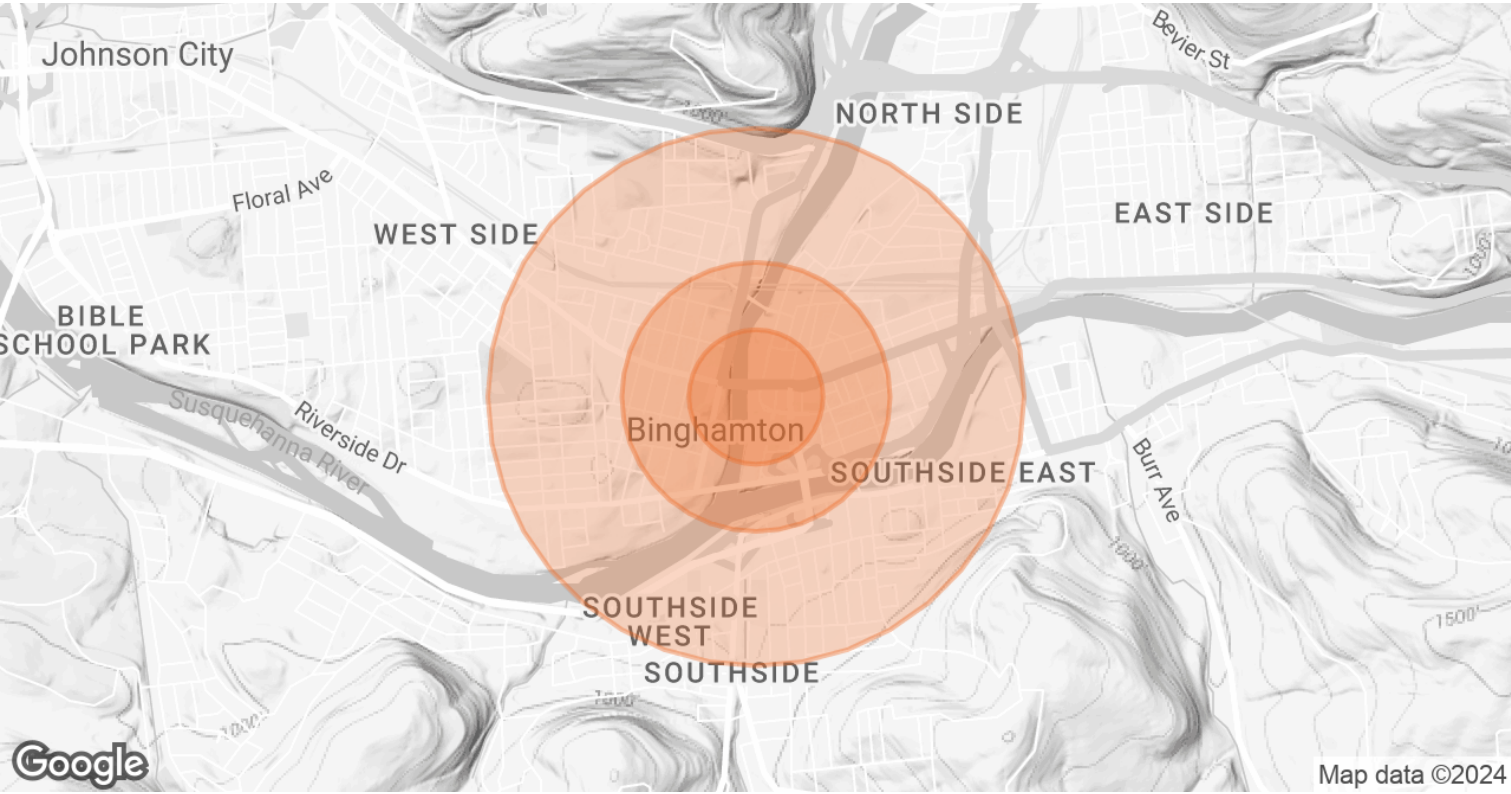
LOCATION MAP



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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

2020 American Community Survey (ACS)

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