

# Renovated Stroudsburg Office / Flex Units

612 Main St, Stroudsburg, PA 18360



## OFFERING SUMMARY

Available SF:	125 - 3,250 SF
Lease Rate:	\$350.00 - 3,656.25 per month (Gross; NN)
Building Size:	20,000 SF
Renovated:	2020
Zoning:	C-2
Market:	Northeast PA
Submarket:	Poconos

### Dan Lichty

Commercial Advisor

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## PROPERTY OVERVIEW

Recently Renovated Office Space in the Historic JJ Newberry Building. Four 2nd floor Office units available Ranging in size from 125 SF (single suite) to 3,250 SF. Completely built out in 2000 and fully updated in 2020 with new flooring and paint, these units feature elevator access, a common waiting area, private kitchenettes, exposed brick, and lots of natural light. The former office of a technology company, the units have access to high-speed internet, a fit-out server room with a backup generator, and a keycard security system. Rent a single unit, or combine units to meet your needs. Current availability is 525 SF, 1640 SF, 1750 SF, and 3250 SF units.

Each unit has both open and space private offices and they each have their own kitchenette. The largest unit is mostly open space and could be used for things like a dance school, preschool, meeting area, or other non-office uses. Call today to set up your tour.

## PROPERTY HIGHLIGHTS

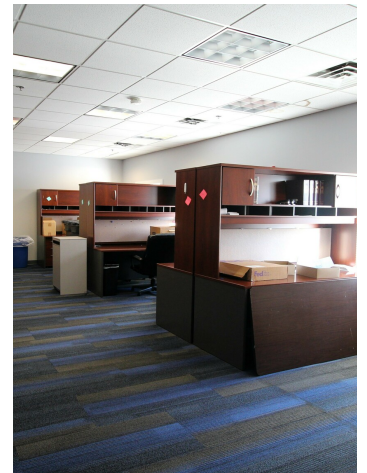
- Elevator Access
- ADA Accessible
- Key Card Access

TACM Commercial Realty Inc  
2331 Route 209/Suite 5  
Sciota, PA 18354



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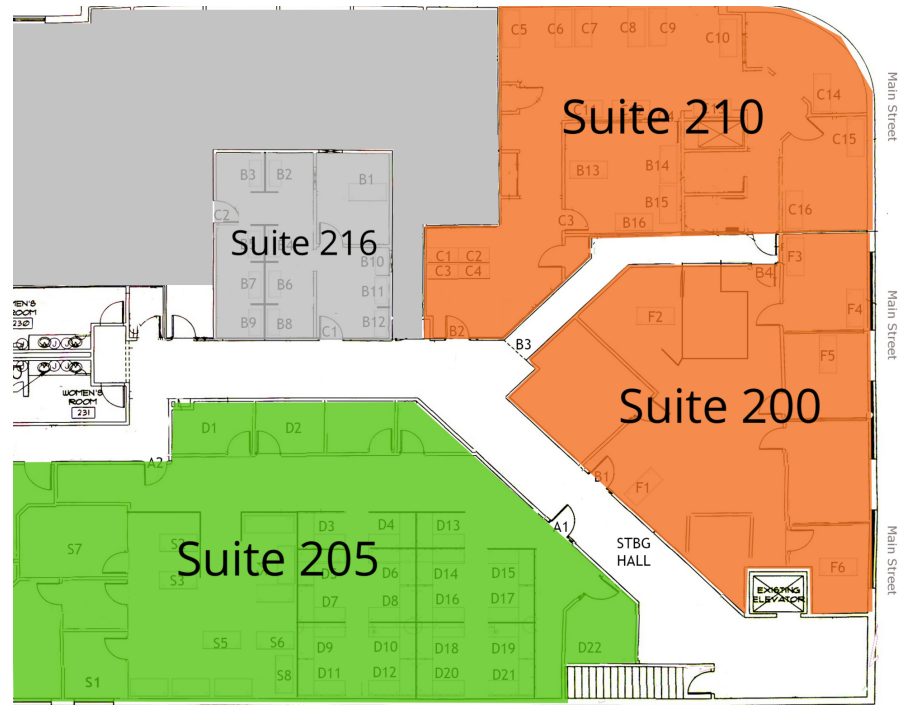
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## LEGEND

Available

Available Soon

Unavailable

## LEASE INFORMATION

Lease Type:	Gross; NN
Total Space:	125 - 3,250 SF

Lease Term:	Negotiable
Lease Rate:	\$350.00 - \$3,656.25 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 216	-	525 SF	Gross	-	Business Suite Available in Historic Newberry Building! 525 square foot 3 -Room private office located in an updated building with secured access, an elevator, waiting areas on 1st and 2nd floor and printer/scanning included!! 2nd floor suite has ample space and can be customized to fit client's needs! All utilities included!
Suite 200	Available	1,750 SF	Modified Net	\$2,050 per month	Updated Office with Various options for configuration. Tenant pays Utilities. CAM in addition to rent approx. \$2-3/SF
Suite 205	Available Soon	3,250 SF	Modified Net	\$13.50 SF/yr	Updated Office with Various options for configuration. Tenant pays Utilities. CAM in addition to rent approx. \$2-3/SF
Suite 210	Available	1,640 SF	Modified Net	\$1,950 per month	Updated Office with Various options for configuration. Tenant pays Utilities. CAM in addition to rent approx. \$2-3/SF

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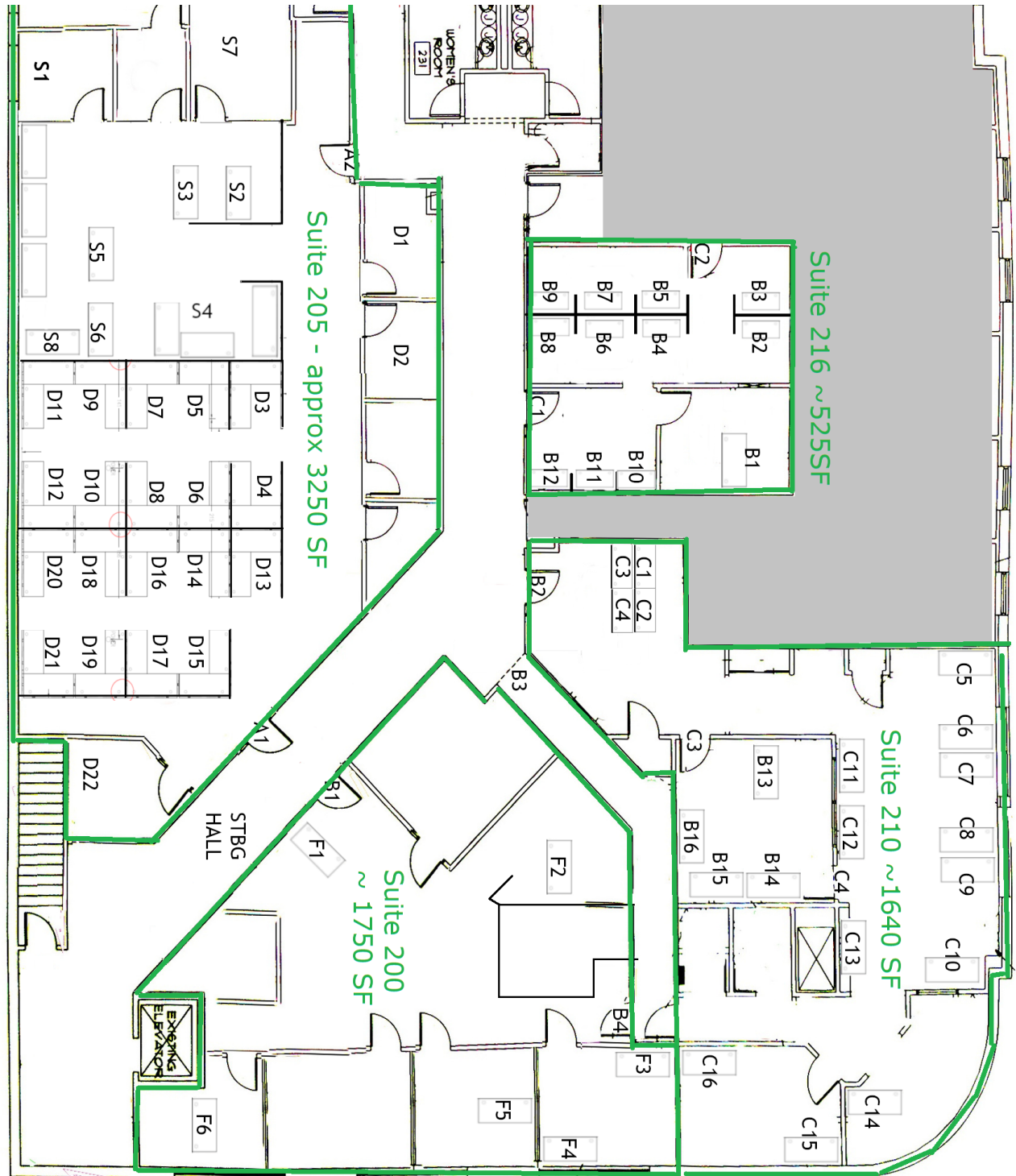
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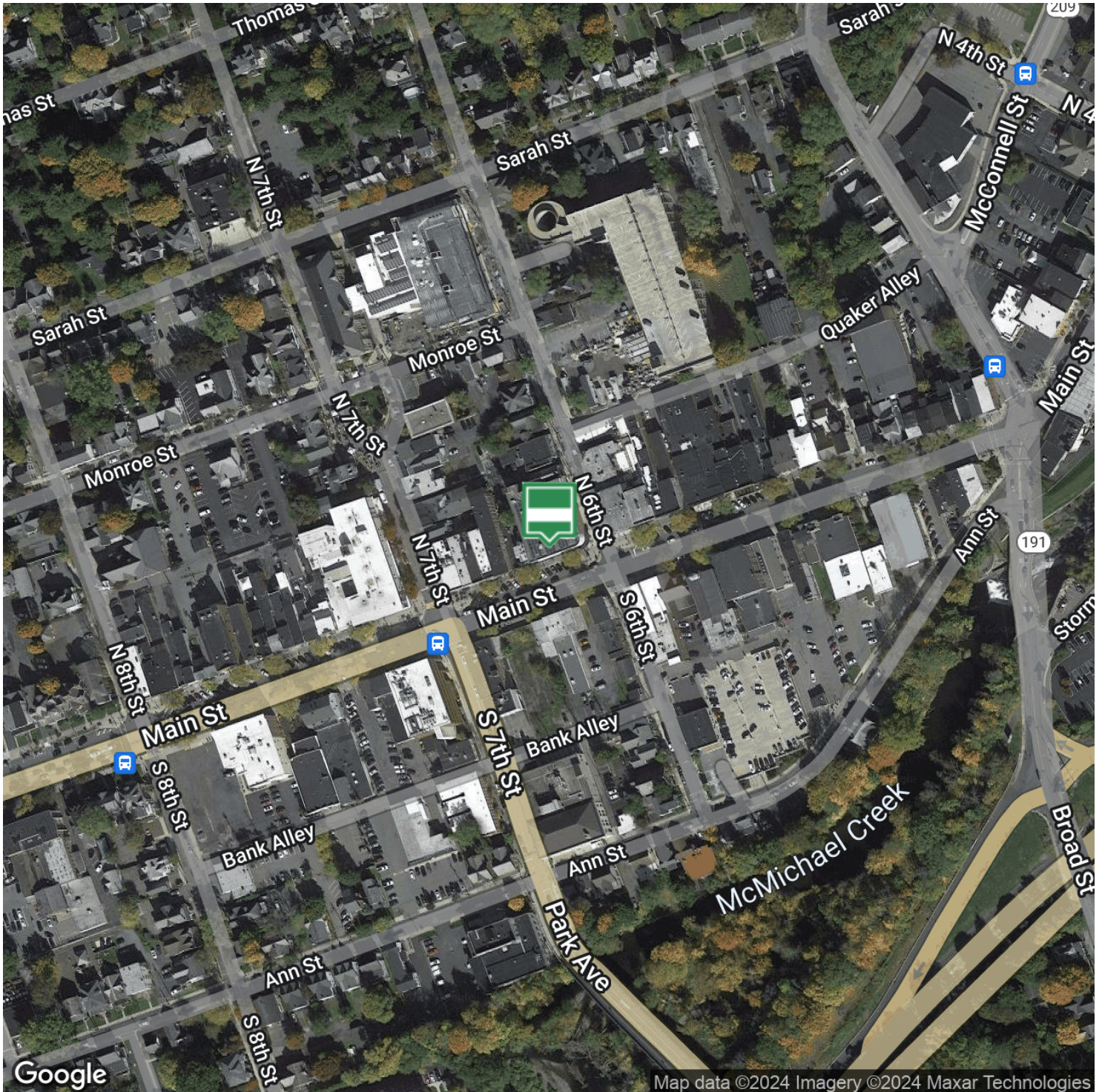
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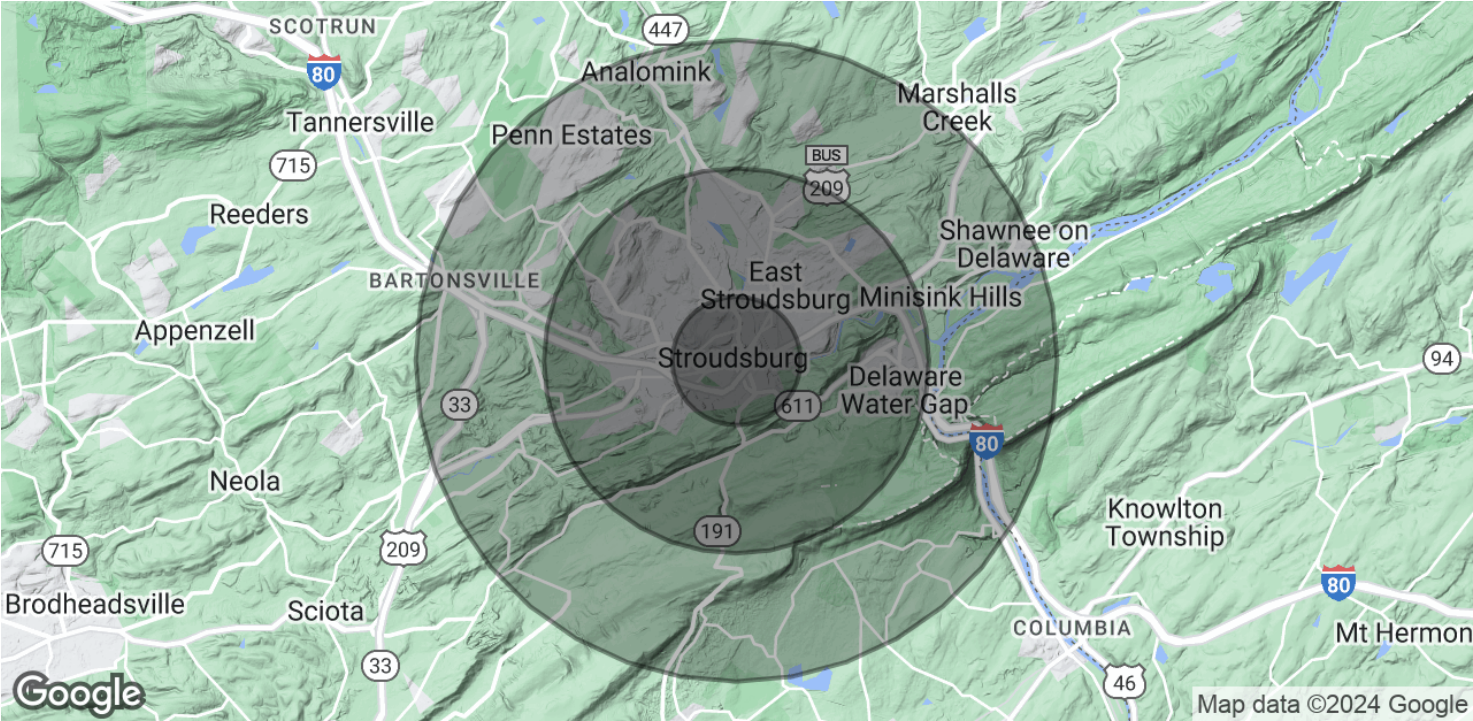
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,525	32,666	51,216
Average Age	30.0	33.9	36.2
Average Age (Male)	28.0	32.8	35.0
Average Age (Female)	32.1	34.9	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,051	11,487	18,016
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$54,231	\$62,944	\$69,371
Average House Value	\$218,234	\$232,334	\$244,151

2020 American Community Survey (ACS)

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