



EXCEPTIONAL INVESTMENT OPPORTUNITY

- 4 story fully-leased office building approx. 64,000 SF
- 2 levels of underground parking
- Energy efficient mechanical systems
- A “green roof” area
- Renovated common areas and tenant suites
- Major tenants include GSA (long term lease), Merrill Lynch, HP Hood and Renaissance Life & Health Insurance Co.

DETAILS	
ASKING	\$ 6,500,000
NOI	\$ 534,605

* Detailed offering memorandum including financials available with signed NDA



For more information, please contact:

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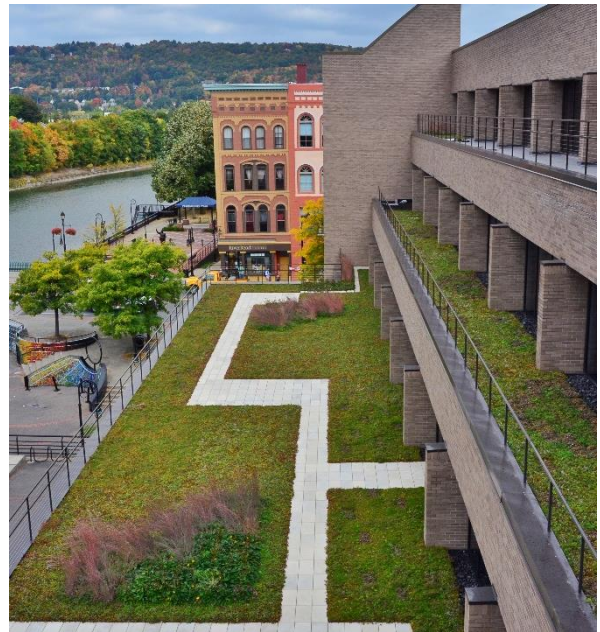
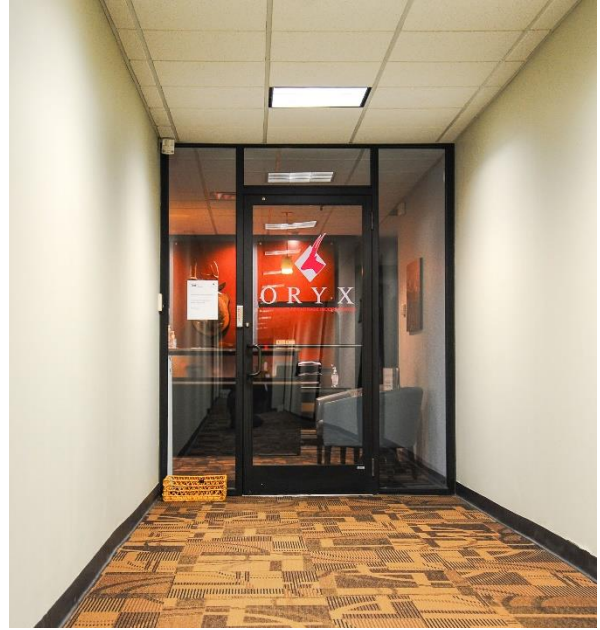
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FOR SALE

2 Court Street
Binghamton, NY





Lobby



First Floor

101 Merrill Lynch
102 Renaissance Life & Health Insurance

Second Floor

201-202 Johnson, Lauder and Savidge, LLP
203 Gitto & Niefer LLP

Third Floor

301 Social Security Administration, Office of Disability Adjudication and Review (ODAR)

Fourth Floor

401 HP Hood, LLC
402 Stewart Title Insurance
403 Rosemarie Pope, Esq.
404 SEI Design Group
405-406 Crays Insurance Brokerage, Inc.



Front Exterior



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