

40 Jon Barrett Road
PATTERSON, NY | PUTNAM COUNTY



SPACE FOR LEASE

PUTNAM COUNTY OFFICE BUILDING



OFFICE SPACE FOR LEASE UP TO ±15,843 Sq. Ft. AVAILABLE

Property Highlights

- Total 15,843 sq. ft. currently available
- Space divisible to 4,400 sq. ft.
- Elevatored building
- Ample parking
- Great location close to MTA Metro-North, I-84 and I-684
- Traffic count RT 22 @ Old RT 22: 14,180 AADT (2008)

LEASE RATE: \$12/SF Modified Gross



For more information, please contact:

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Associate Real Estate Broker
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gblake@pyramidbrokerage.com

PYRAMID BROKERAGE COMPANY

356 Meadow Avenue, 2nd Floor
Newburgh, NY 12550
845 522 5900 • Fax: 845 522 5970
pyramidbrokerage.com

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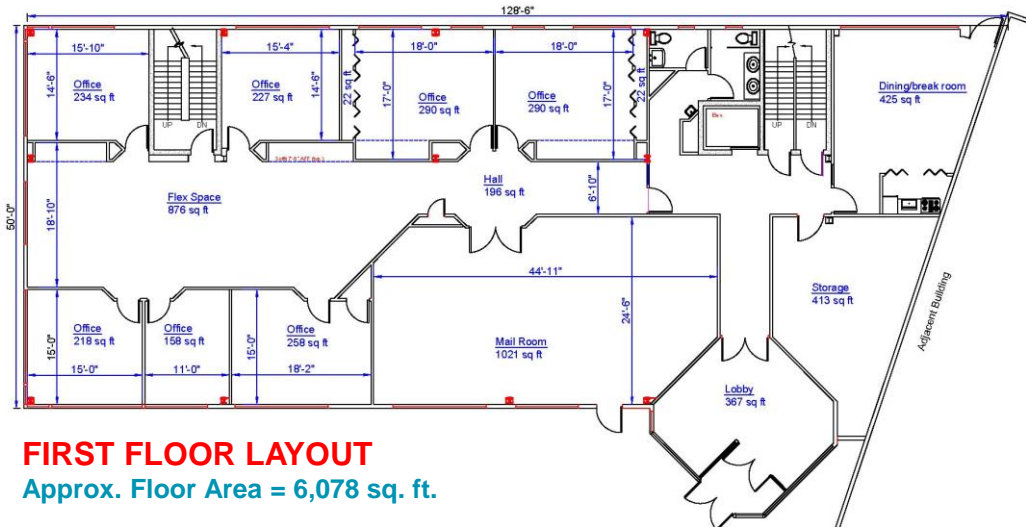
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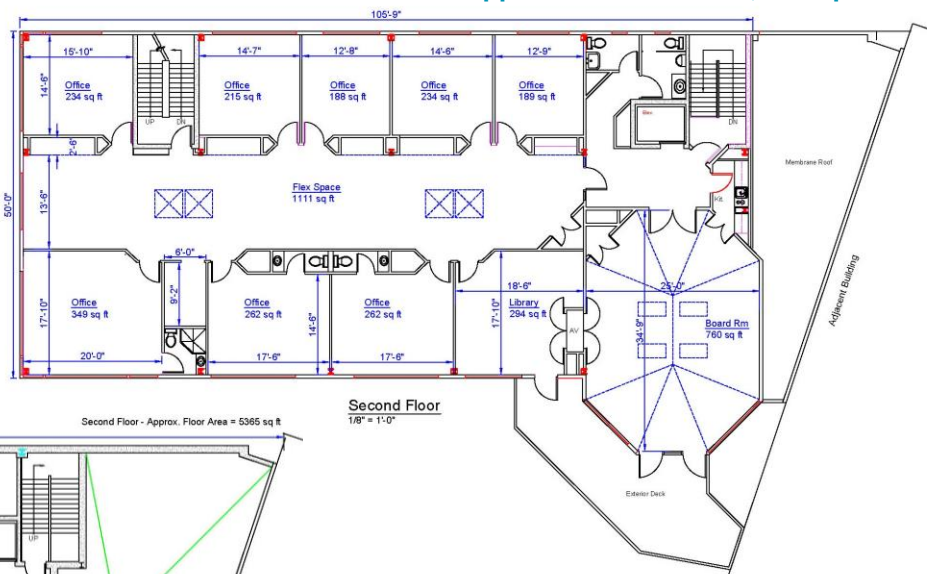


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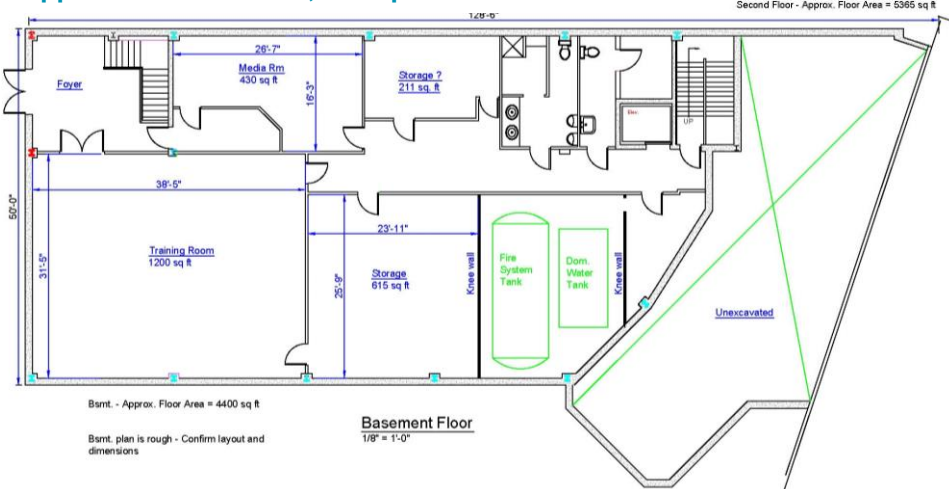
CURRENT FLOOR LAYOUTS



SECOND FLOOR LAYOUT
Approx. Floor Area = 5,365 sq. ft.



BASEMENT FLOOR LAYOUT
Approx. Floor Area = 4,400 sq. ft.



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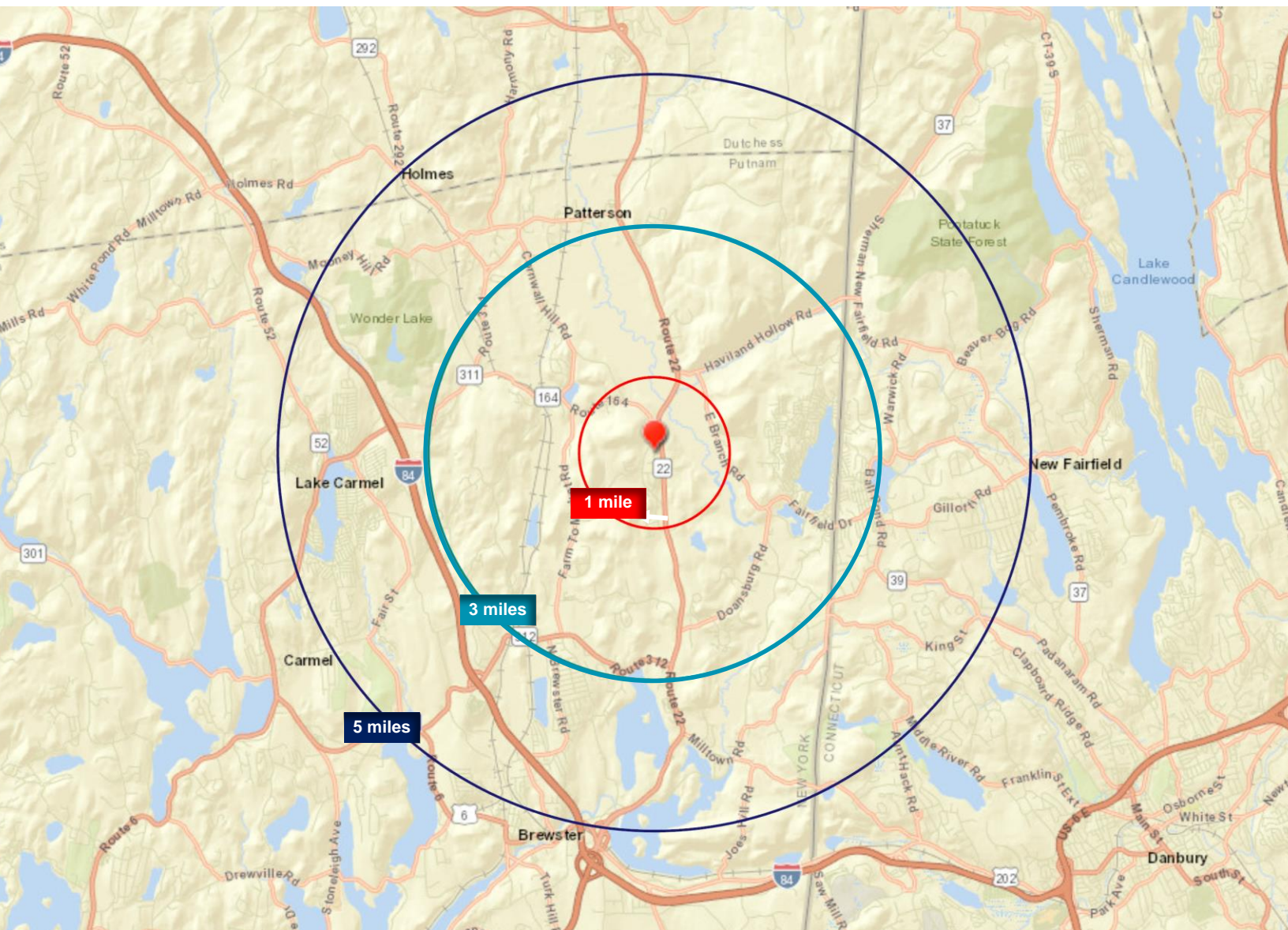
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1,3, 5 MILE RADIUS

MAP & DEMOGRAPHICS



DEMOGRAPHIC SUMMARY	1 MILE	3 MILES	5 MILES
Population	615	14,439	42,311
Households	208	4,765	14,486
Average Income	\$189,954	\$126,383	\$121,449
Source: US Census Bureau, Census 2010 Summary File 1; Esri forecasts for 2019			

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