



OFFICE SPACE AVAILABLE

110 Orange Avenue

Village of Walden, NY | Orange County



1,503± SF OFFICE SPACE FOR LEASE

HIGHLIGHTS

- Naturally lit and freshly painted, ±1,503 SF ground-level, modern office space situated in the walkable Village of Walden, NY.
- Open interior space provides ample room for individual cubicles and/or dividers.
- Floor covering to be finished based on tenant preference.
- Easy access to major highways - Route 52 & I-84
- 5 off-street parking spaces in addition to on-street parking
- Great for a business that aims to strategically position their services in a growing community with a diverse population.
- Tenant pays utilities, AC & heat; landlord pays trash & snow removal, landscaping, maintenance of HVAC system.



LEASE RATE: \$2,000 / Month



[iGUIDE 3D Tour](#)

For more information, please contact:

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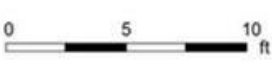
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CURRENT SPACE LAYOUT



iGUIDE 3D Tour

Main Floor: Exterior Area 1576.50 sq. ft.
Interior Area 1503.34 sq. ft.
Excluded Area 36.89 sq. ft.



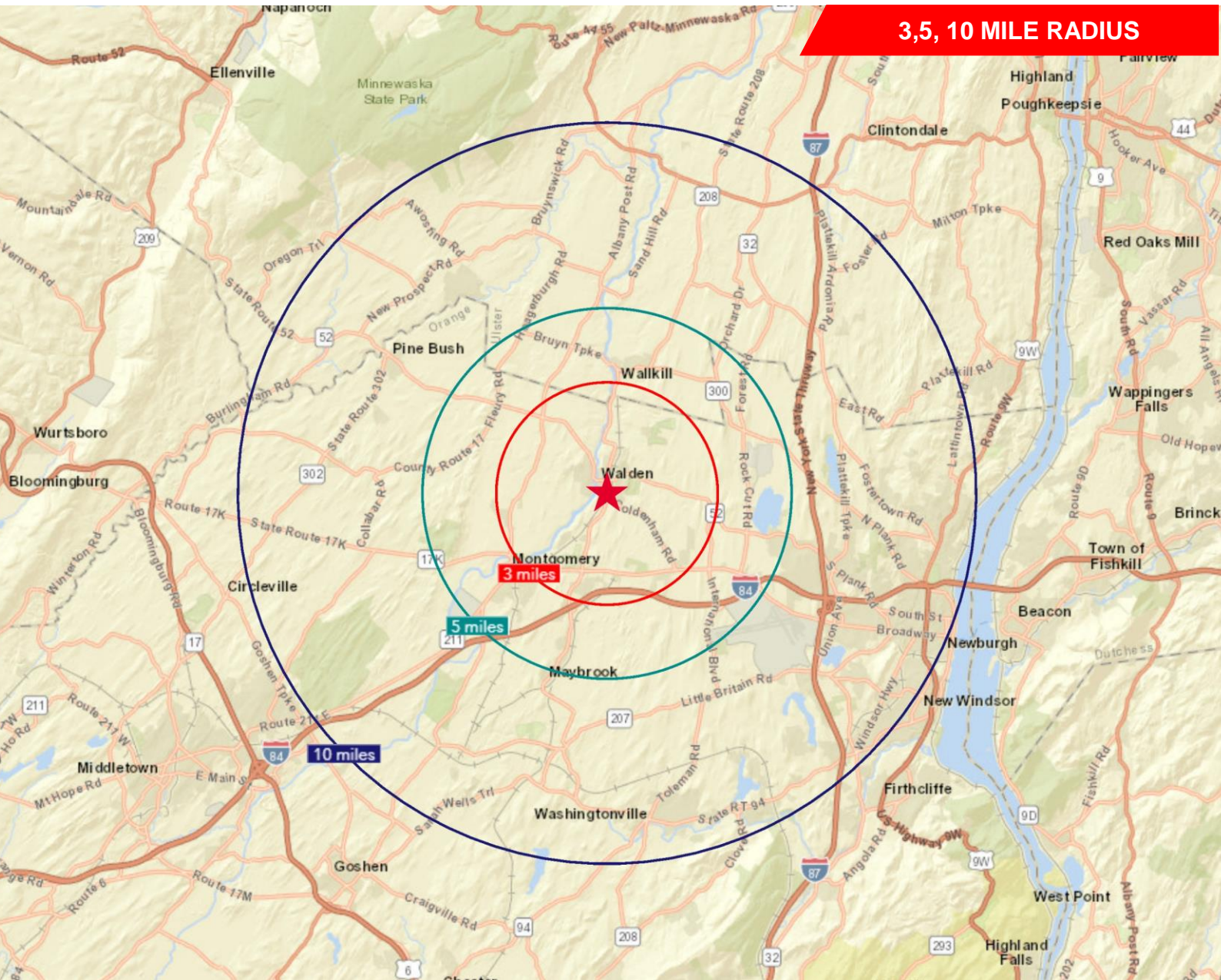
PREPARED: 2022/07/28



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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3,5, 10 MILE RADIUS

Demographic Summary	3 Mile	5 Miles	10 Miles
Population	13,966	32,084	150,828
Households	4,869	11,481	53,338
Average Income	\$117,760	\$121,030	\$115,271
Source: U.S. Census Bureau, 2022 Census Redistricting Data			

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