

# FOR LEASE

## Rare Opportunity in Downtown

2 Hawley Street, BINGHAMTON, New York 13901



## PROPERTY HIGHLIGHTS

- Premium space for a reasonable price, located at the Holiday Inn Binghamton
- Available for lease are 3 suites:
  - 2 Office suites with 1,628 and 1,200 SF respectively that are furnished
  - A street level retail space of 481 SF that is unfurnished
- Included in the lease rate is parking, housekeeping and utilities.
- No additional charge for building expenses or taxes.
- Part of a 225 room Hotel.
- It sits on the Riverwalk and is walking distance to all of Downtown Binghamton's Restaurants, Shops and Amenities.
- High exposure.
- Asking lease rates are \$20/SF Gross Office space. \$25/SF Gross Retail Space.



3630 George F. Highway Endwell, NY 13760

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



**Scott Warren**

Licensed Real Estate Salesperson

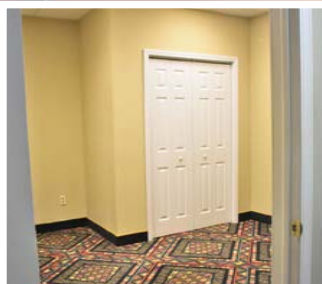
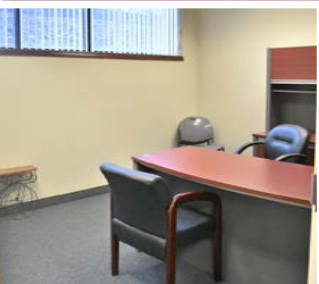
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### DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Population	18,870	73,123	95,323
Households	8,740	29,507	38,484
Median HH Income	\$22,732	\$35,234	\$41,030
Average HH Income	\$41,570	\$53,271	\$60,870
Daytime Population	25,736	85,762	111,840



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