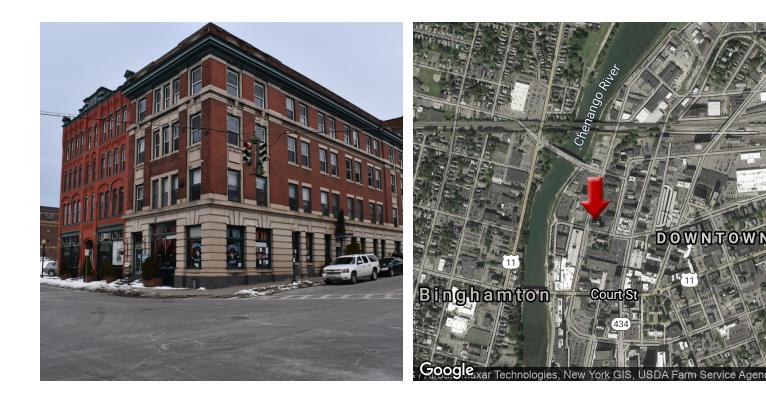
OFFICE FOR LEASE

222 WATER STREET

222 Water St, Binghamton, NY 13901





OFFERING SUMMARY

AVAILABLE SF:	667 - 12,500 SF
LEASE RATE:	\$14.00 SF/yr (NNN)
LOT SIZE:	0.4 Acres
BUILDING SIZE:	45,081 SF
RENOVATED:	2015
ZONING:	Downtown Business District
MARKET:	Binghamton Office
SUBMARKET:	Binghamton Retail

KW COMMERCIAL 49 Court Street,

Suite 300B Binghamton, NY 13901

PROPERTY OVERVIEW

For lease is prime office space in the heart of Downtown Binghamton. Directly across from the Doubletree Hotel, the Boscovs parking ramp and the Metrocenter. This is class A space and is turnkey. 4 Suites available. Suite 1, 667 Square Feet. Suite 2 12,500 Square Feet. Suite 3, 6,000 Square Feet, Suite 4, 4,500 Square Feet. There is ample restrooms. Secured building. Prices range depending on the suite from \$12-\$14/ Square Foot plus CAMS. Cams average \$3/Square Foot. Walking distance to all of Downtown Binghamton's Restaurants, Shops and amenities.

PROPERTY HIGHLIGHTS

- · Excellent location
- Central to Downtown Binghamton
- Class A Office Space
- · Affordable rates
- Walking distance to all of Downtown Binghamton's Restaurants, Shops and Amenities.

SCOTT WARREN

Licensed Real Estate Salesperson 0: 607.621.0439 scottwarrencre@gmail.com NY #10401296678

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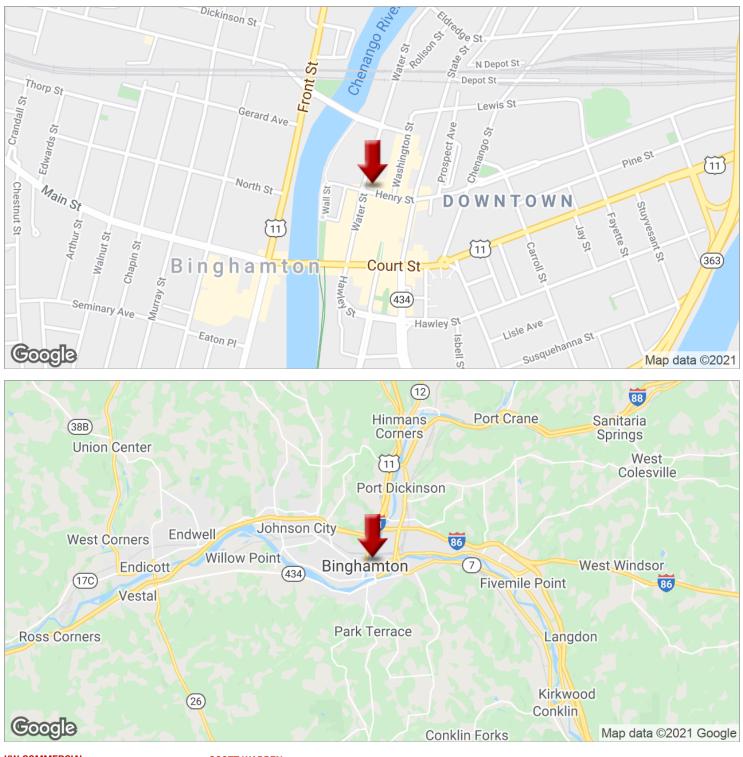
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