

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

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.

KW COMMERCIAL
49 Court Street,
Suite 300B
Binghamton, NY 13901

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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