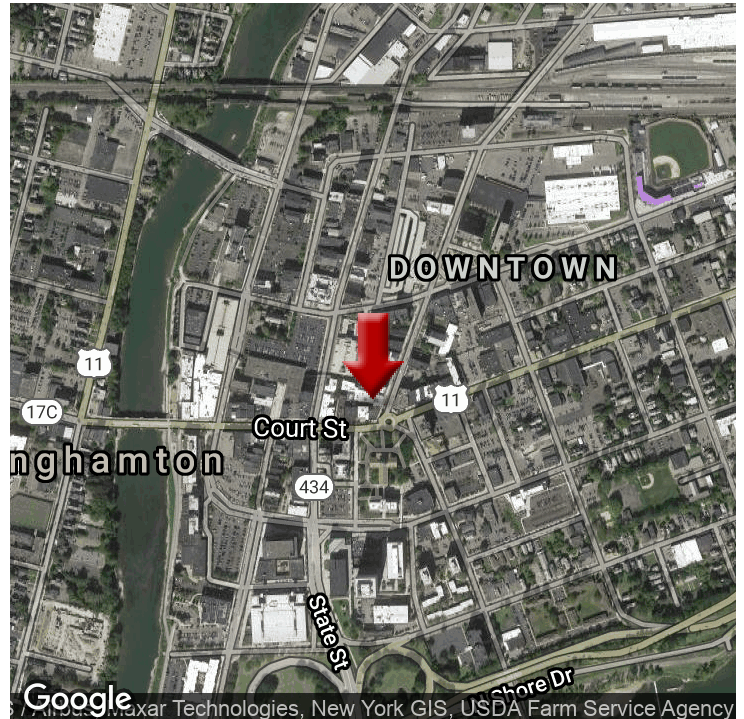


THE PERRY BUILDING

89 Court Street , Binghamton, NY 13901



OFFERING SUMMARY

SALE PRICE:	N/A
NUMBER OF UNITS:	4
AVAILABLE SF:	4,104 SF
LEASE RATE:	\$6.00 - 11.00 SF/yr (MG)
LOT SIZE:	0.1 Acres
BUILDING SIZE:	16,416 SF
RENOVATED:	2020
ZONING:	Downtown Business District
MARKET:	Binghamton Office
SUBMARKET:	Binghamton Retail

PROPERTY OVERVIEW

One of the most unique and prestigious buildings in Binghamton. Built in 1876 by famous architect Isaac Perry, who also built the State Capital Building in Albany. This building was featured in the 1991 movie *Liebestraum* and has been home to many businesses over the past 140+ years! This is a prestigious location for any office. This is one of the few steel frame buildings left in the United States. One walk through and you know this building was built to last. Centrally located in the heart of Historic Downtown Binghamton. Right at the Chenango Street Roundabout, this location enjoys a heavy traffic count, daily average 8,110 per day, as well as heavy foot traffic. This location is neighboring, and walking distance to, all of Downtown Binghamton's Restaurants, Shops, and amenities. This is walking distance to the Courthouse, The County Office Building, Security Mutual, The State Office building and City Hall. This location has a walk score of 85. If location is everything then this building has it all.

PROPERTY HIGHLIGHTS

- Excellent Location right on the Chenango Street Roundabout.
- Walk score of 85
- In close proximity to approximately City Hall, The Courthouse and all of Downtown Binghamton's Restaurants, Shops and Amenities.
- Solid Steel Building.
- Designed by Isaac Perry who also designed the State Capitol Building in Albany.

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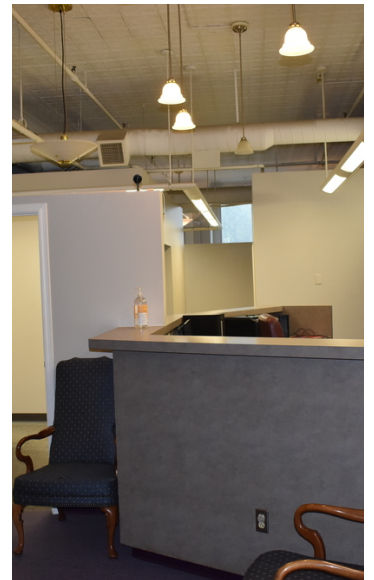
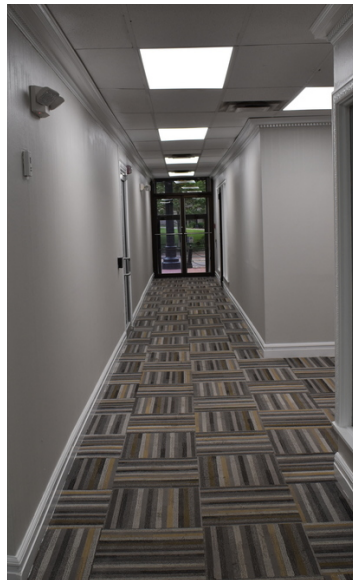
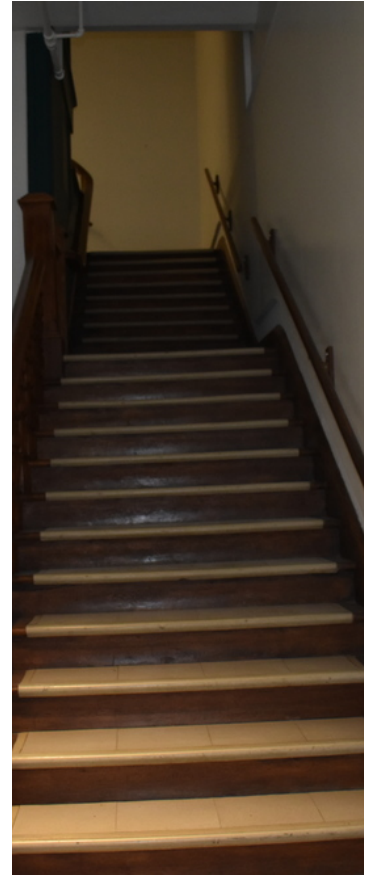
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Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6203

OFFICE FOR SALE & LEASE

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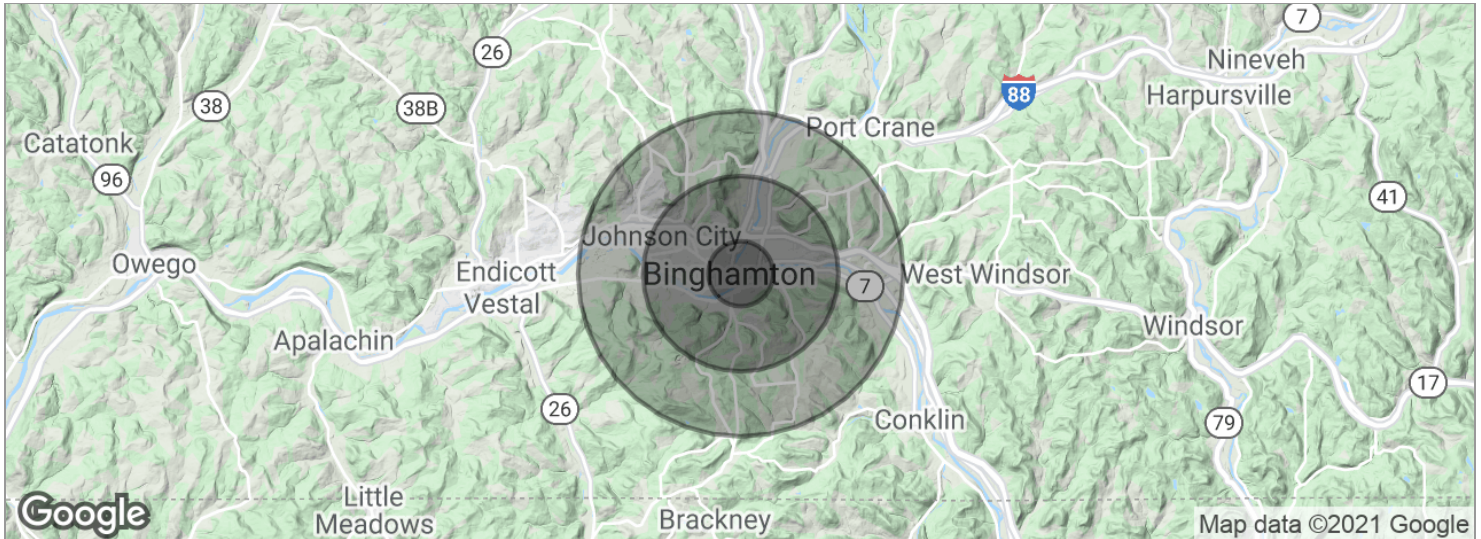
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,172	73,353	114,587
Median age	39.5	38.1	37.2
Median age (male)	34.2	34.7	34.5
Median age (Female)	45.3	41.4	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,025	31,782	45,443
# of persons per HH	2.0	2.3	2.5
Average HH income	\$39,513	\$47,594	\$51,240
Average house value	\$108,103	\$104,992	\$110,791

* Demographic data derived from 2010 US Census

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