

300 WESTAGE BUSINESS CENTER

U.S. ROUTE 9 & INTERSTATE 84 NORTHWEST INTERSECTION



CLASS A OFFICE BUILDING, CAMPUS SETTING; OFFICE, HOTEL, SHOPPING

LOCATION: U.S. Route 9 & Interstate 84

Northwest Intersection

REGION: Hudson Valley

TYPE: Class A Office

STORIES: 4

PARKING On-Site, 370 ± Parking Spaces

LOT SIZE: $6.34 \pm \text{Acres}$

TOTAL GLA: 120,000 ± SF

- Professional Pre-Built Office Suites
- 4-Level Modern Building
- · Campus Setting
- 370 ± Parking Spaces
- Scenic Views of the Hudson Highlands
- · High Visibility from U.S. Route 9 & Interstate 84
- Major Highway Access to NYS Thruway & Taconic State Parkway
- Metro-North Beacon & New Hamburg Train Stations to Grand Central
- · Stewart International Airport 20 Minutes / 17 Miles, Approximately
- Drone Video: https://youtu.be/hZUrV7vEabY
- Photography: https://crproperties.com/search-property-listings/?propertyId=Westage300

	3 MILES	5 MILES	7 MILES
Population	22,364	67,575	114,390
Number of Households	8,595	25,509	41,736
Average Household Income	\$100,811	\$96,346	\$91,910



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U.S. ROUTE 9 VISIBILITY & FRONTAGE

300 WESTAGE BUSINESS CENTER DRIVE, FISHKILL, NY 12524



SCENIC VIEWS OF HUDSON HIGHLANDS & WESTAGE LAKE

TELECOM: Local Service Prov

AMENITIES: Outdoor Pavilion

Interior Office Cleaning

Fitness Center

LEASE RATE: \$29.00 SF/yr (Gross)

SPACE	SIZE (SF)	SUITE
■ 1st Floor	9,980 SF	Suite 130
■ 1st Floor	2,272 SF	Suite 150
■ 2nd Floor	4,246 SF	Suite 225
■ 2nd Floor	2,847 SF	Suite 285
■ 2nd Floor	1,896 SF	Suite 295
■ 3rd Floor	2,061 SF	Suite 315
■ 3rd Floor	2,055 SF	Suite 330
■ 3rd Floor	2,542 SF	Suite 350
■ 3rd Floor	1,194 SF	Suite 390
■ 4th Floor	4,075 SF	Suite 409



PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Lease a Professional Class A Office suites in a 4-Story Professional Class A Office Building located at the northwest intersection of U.S. Route 9 and Interstate 84. Transportation routes include the New York State Thruway, Taconic State Parkway, Stewart International Airport, as well as Beacon and New Hamburg Metro-North Train Stations to Grand Central Terminal.



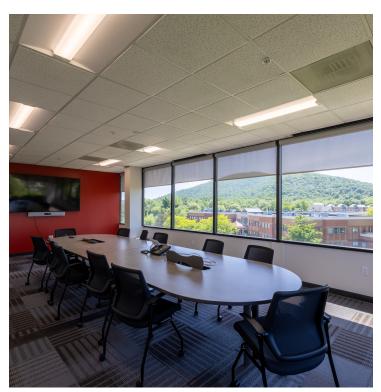
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PRE-BUILT OFFICE SUITES AVAILABLE

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CONFERENCE ROOMS, STATE OF THE ART AMENITIES





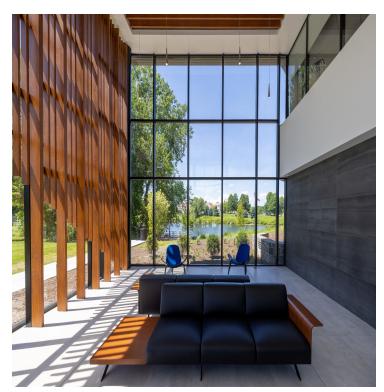


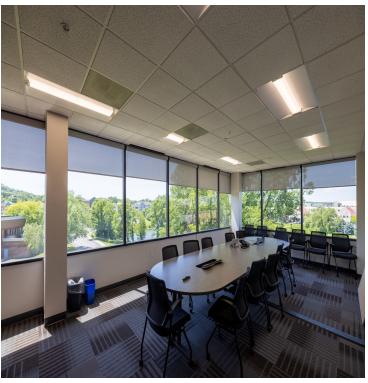




JOIN MVP, JP MORGAN CHASE, MEDALLIES & MORE 300 WESTAGE BUSINESS CENTER DRIVE, FISHKILL, NY 12524

SNACK BAR, OUTDOOR PAVILION, FITNESS CENTER











PROFESSIONAL CO-TENANCY

300 WESTAGE BUSINESS CENTER DRIVE, FISHKIILL, NY 12524

MAJOR HIGHWAY ACCESS TO NYS THRUWAY & TACONIC STATE PARKWAY

DEMAND GENERATORS

- · CareMount Medical Group
- · Health Quest Medical Practice
- · Westage Medical Mall
- 1,000 Hotel Rooms

AREA RETAILERS

- · Gap Distribution Center
- Walmart
- Sam's Club
- Ruby Tuesday
- · Chipotle
- Five Guys Burgers and Fries
- Panera Bread
- · Starbucks Coffee
- Cracker Barrel
- · Tesla Charging Station

CO-TENANTS

- MVP Health Plan, Inc.
- · Kleinfelder, Inc.
- Sholes & Miller, LLP
- Pan Gregorian Enterprises of Upper New York, Inc.

CR Properties Group, LLC

Poughkeepsie, NY 12601

www.crproperties.com

295 Main Street

- Progressive Casualty Insurance Co
- Ronald A. Mermer, CPA
- Fleet Weather Group, LLC
- Oppenheimer & Co, Inc.
- MedAllies, Inc
- JP Morgan Chase Bank
- · AT&T Services. Inc.
- The Maurer Law Firm, PLLC
- Bruderman Asset Management, LLC
- WB Engineers/Consultants
- · Cuddy & Feder, LLP
- River Link Hotels, LLC
- Day Seckler, LLP
- · Novisync Solutions, Inc.
- AT&T (Cingular Wireless)
- Advanced Micro Devices









NW INTERSECTION AT I-84 & U.S ROUTE 9

CLOSE PROXIMITY TO RETAIL, RESTAURANT & DINING OPTIONS

I-84 | TACONIC STATE PARKWAY | NYS THRUWAY AREA/I-87



