



OFFICE SUITES AVAILABLE FOR LEASE  
192 Tower Drive  
Middletown (Orange County), NY



TURN-KEY PROFESSIONAL SUITES

**±5,300 Sq. Ft. within Multi-tenant Professional Office Building**  
**Lease Price: \$18 Modified Gross, plus utilities**

### Property Highlights

- Exceptionally maintained professional office building
- Move-in ready suites available immediately
- Suite 400 (+/-4,100 SF) and Suite 500 (+/-1,200 SF) can be leased separately or combined
- Beautiful waiting room with restroom attached
- Multiple spacious, private offices
- Conference room with full bathroom and kitchen attached
- New carpets throughout
- Gazebo for an outdoor meeting, or Spring lunch
- Conveniently located just off Route 211, and in close proximity to Interstate 84 and Route 17.



Waiting Room/Reception Area

For more information, please contact:

**Syreeta Gaynor**  
Real Estate Salesperson  
845 787 1376  
[sgaynor@pyramidbrokerage.com](mailto:sgaynor@pyramidbrokerage.com)

**Pyramid Brokerage Company**  
356 Meadow Avenue, 2nd Floor  
Newburgh, New York 12550  
phone: +1 845 522-5900  
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DEMOGRPAHIC SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,094	42,540	65,216
Median Age	38.5	37.2	37.9
Average Household Income	\$86,488	\$83,613	\$87,528

Source: US Census Bureau, Census 2010 Summary File 1; Esri forecasts for 2018



**Multiple Private Offices**



**Corner Office**



**Conference Room**



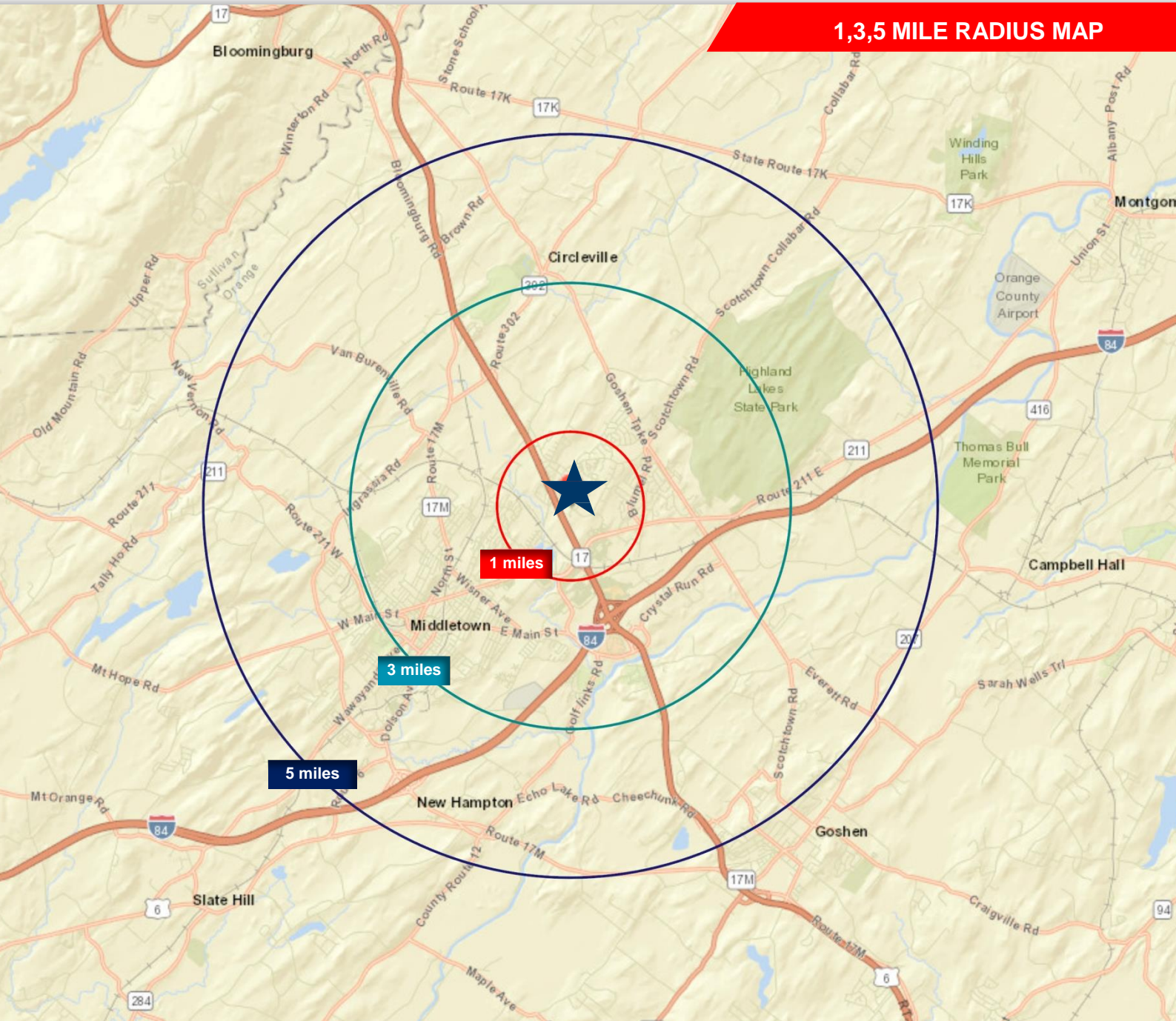
**Break Room**

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