

FOR LEASE

Former Bank Building

45-47 Grand Street, Newburgh, NY 12550



TOTAL 5,500 SF AVAILABLE



SCAN FOR WEBSITE



450 SF up to 5,500± SF Available

Property Highlights

Great space within an 8,920 SF historic, marble and granite building classically designed with high ceilings. Building has 2 front entries at #45 and #47 Grand Street. Natural lighting and windows uniquely designed to fit the historic architecture. Full 1,720 SF unfinished basement for storage. Formerly a bank with a full vault. Municipal parking. Available to a single tenant or as 3 separate spaces.

#45 Space: 1,760 SF

- 2 floors, 8 private offices, conference room with fireplace & kitchen.

#47 Space: 1,520 SF

- 2 floors, 4 offices and kitchen

#47 Balcony Space: 450 SF

- The balcony space is accessible through entry at #47 and includes multiple cubicles.

Contact

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Location Highlights

- Zoned Downtown Neighborhood
- Close to SUNY Orange Campus, Newburgh Library & City Hall, Broadway and new hospitality sector (former Masonic Temple and YMCA)

Demographics	3 Miles	5 Miles	10 Miles
Population	65,147	108,093	212,218
Households	23,380	38,690	76,652
Avg. H.H. Income	\$82,596	\$92,993	\$104,166
Total Daytime Employees	23,517	45,670	95,788

Source: US Census Bureau; ESRI forecasts for 2021

For Lease \$20/SF

356 Meadow Avenue, 2nd Floor
 Newburgh, New York 12550
 +1 845 522 5900
 pyramidbrokerage.com

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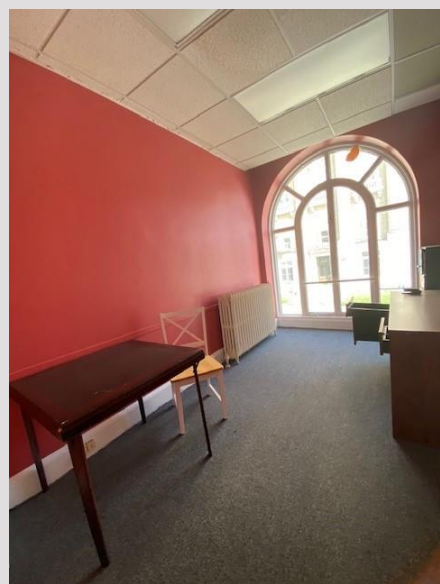


INTERIOR SPACE PHOTOS

47 Grand Street



45 Grand Street

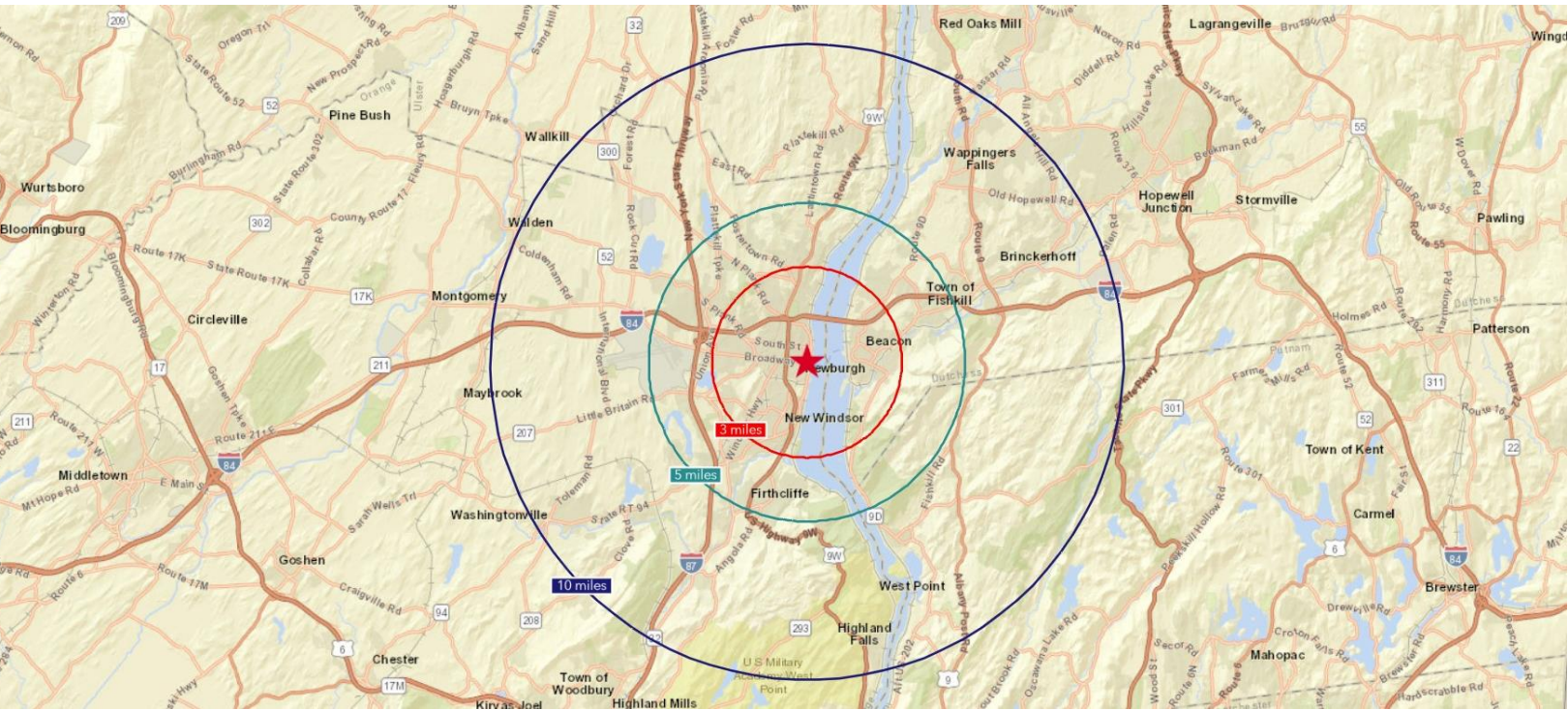


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3, 5, 10 Mile Radius Map



Local Area Street Map

