



Pyramid Brokerage
Company

TIME PLAZA
SUITES AVAILABLE FOR LEASE
53 Route 17 K
Newburgh (Orange County, NY)

TURN-KEY PROFESSIONAL OFFICE SUITES



6,253 Sq. Ft. within 17,000 Sq. Ft. Professional Office Building
Lease Price: \$16-\$18 Modified Gross

Property Highlights

- Professional office building underwent complete renovation in 2016
- Two-story, multi-tenanted building with elevator
- Move-in ready suites available immediately
- Conveniently located across from Target Plaza on bustling Route 17K and within close proximity to I-87, I-84, and Stewart International Airport
- Ample on-site parking
- Average daytime traffic: 21,000 vehicles



For more information, please contact:

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Demographic	1 MILE	3 MILES	5 MILES
Population	6,094	58,338	103,980
Median Age	36.8	34.9	37.3
Median Household Income	\$48,126	\$54,056	\$63,877
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.			



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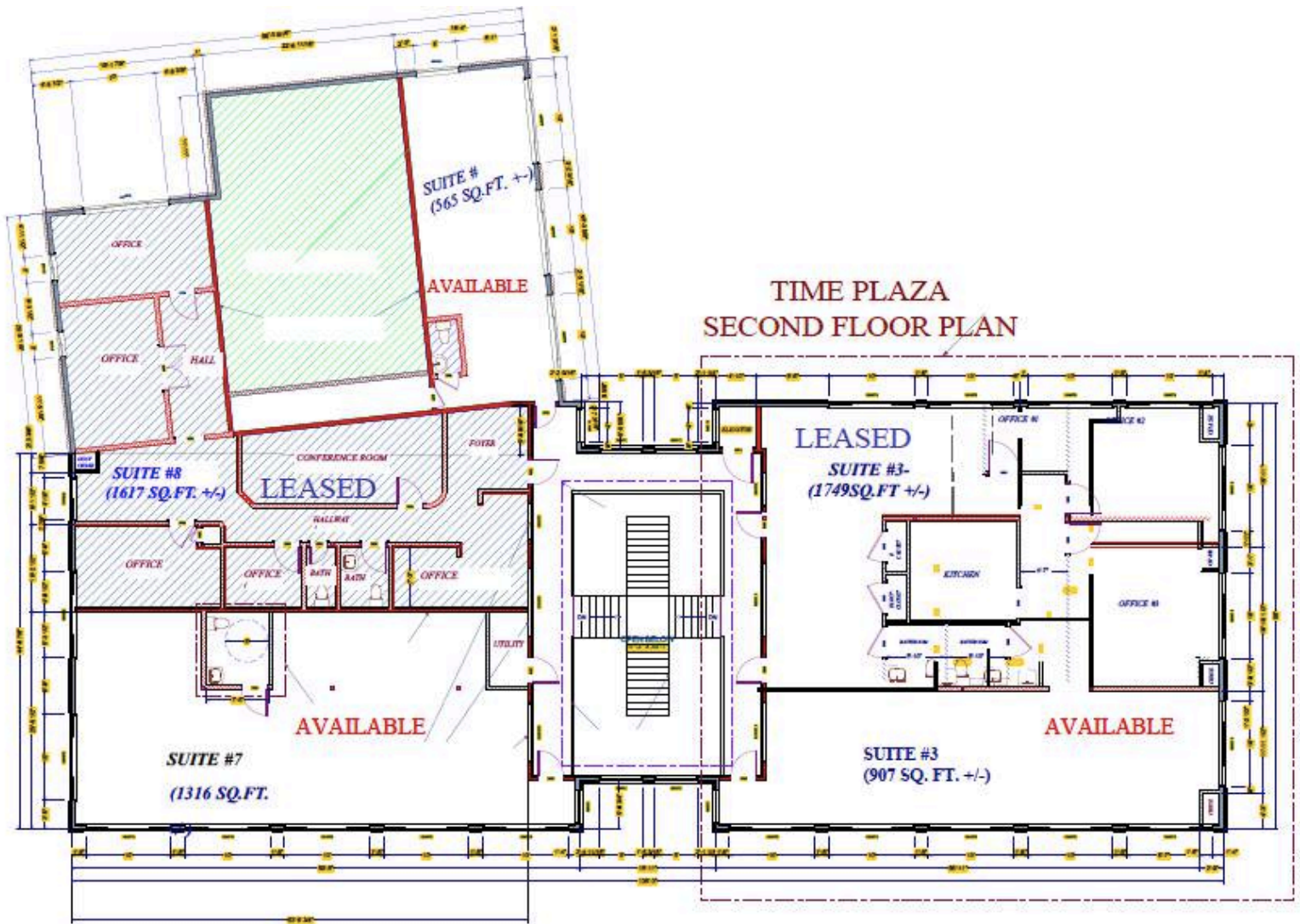
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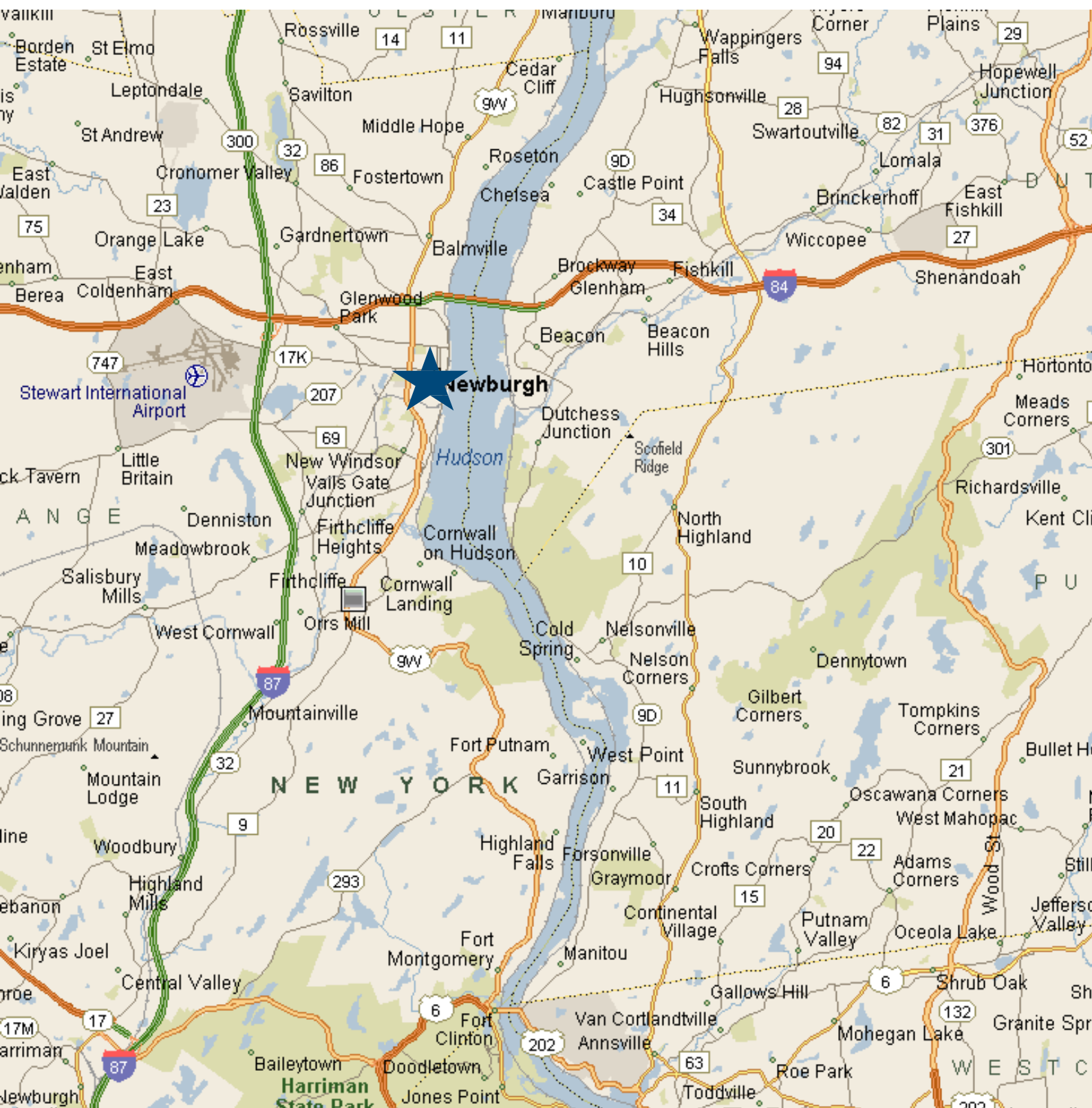
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