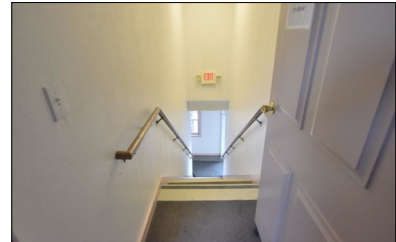
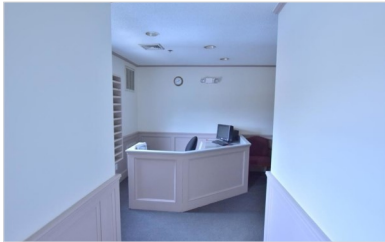


# ATTRACTIVE OFFICE SPACE FOR LEASE

201 Ward St. Montgomery NY 12549



Fully-renovated 2,000 SF office space in an excellent location with a reception area, office, storage room, file room, mail-room, copier areas, service units/coffee bar, and coat storage. The unit available works well for general office use, lawyers, accountants, medical use and much more. This 13,452 SF very attractive office building was built in 1988 and renovated in 2005. It sits on a 3 acre site. Ample parking for all tenants and clients, sharing two large lots with another building for Wallkill Valley Federal Savings & Loan. Situated in an excellent area in central Orange County with close proximity to Stewart International Airport, I-84 and the New York State Thruway (I-87). Rent \$14 per SF NNN. CAM is \$3.94 per SF.

For Information, please contact Sam Finnerman ([sam@hudsoncommercial.com](mailto:sam@hudsoncommercial.com)) or

Noah Finnerman ([noah@hudsoncommercial.com](mailto:noah@hudsoncommercial.com))

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