



WATERFRONT INTERIOR

FORELAND LEASING
111 WATER STREET

NOT FOR
DISTRIBUTION

FORELAND DEMOGRAPHICS

Foreland is a commercial arts development leasing workspaces and storefronts to tenants who are primarily, though not exclusively, in the creative workforce. Our campus is comprised of 55 commercial artist studios and storefronts, creekside gardens and lawn, two commercial food and beverage spaces, and a coworking space.

TOTAL COMMERCIAL SPACES: 55

TOTAL COMMERCIAL TENANTS: +/-70

VISION: AN ECOSYSTEM WHEREIN EACH TENANT AND BUSINESS IS IN SUPPORT OF ONE ANOTHER, WITH CONSUMER-FACING BUSINESSES HAVING BUILT-IN CLIENTS ON CAMPUS. A CULTURAL HUB FOR THE CREATIVE WORKFORCE, WITH LASTING IMPACT AND ACCESS FOR REGIONAL AND LOCAL COMMUNITY.

(01)



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WATERFRONT OVERVIEW



Historically developed, creekside, multi-use space with flexible layouts ranging from 1,800 to 4,000 square feet. Waterfront private entrance with lawn and gardens directly adjacent. Intermittent use of Great Lawn available at no additional leasing cost (to be negotiated between Foreland and tenant).

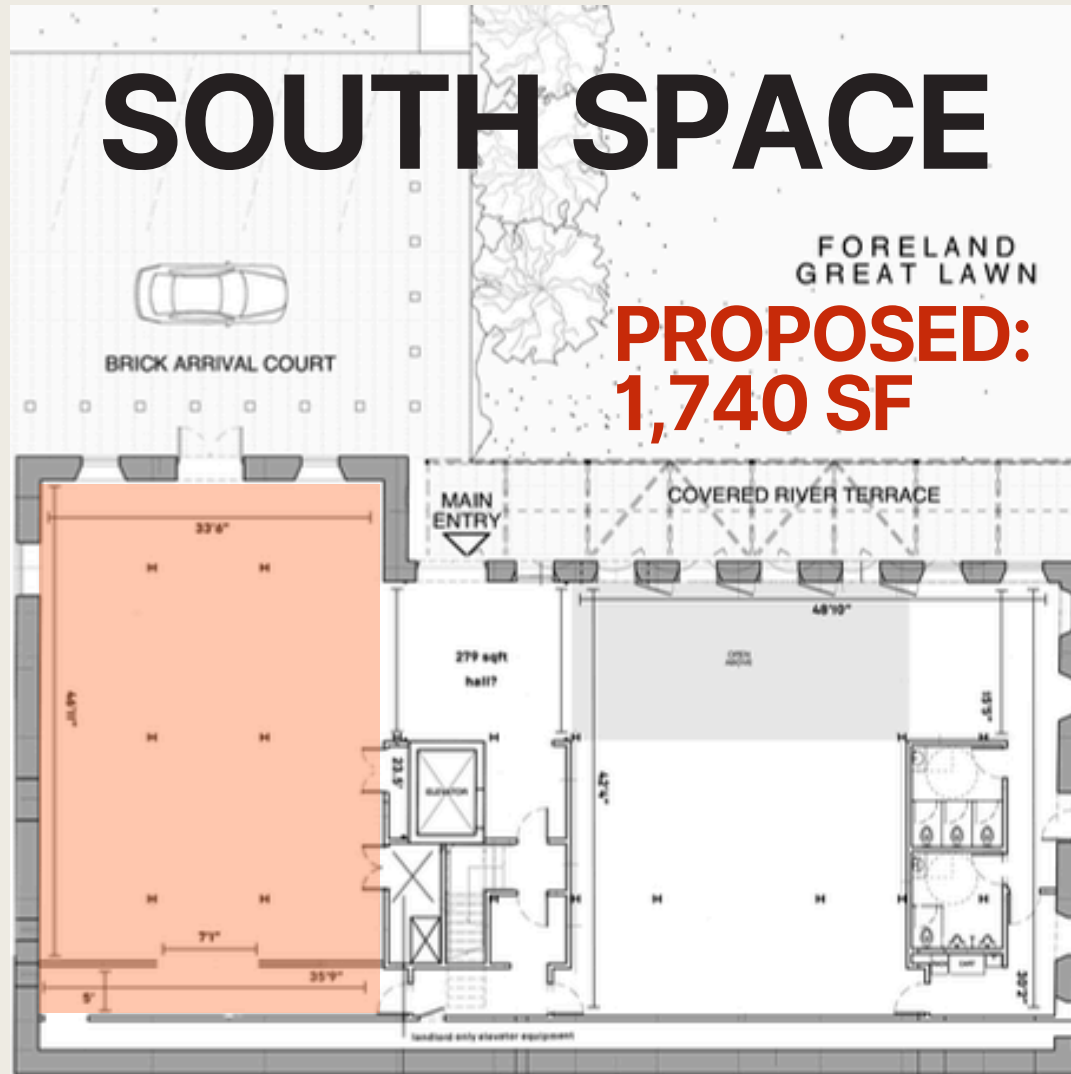
Double-height ceiling, concrete floor, original exposed brick, honey-colored beams. Modern appliances, shared on-site parking, abundant natural light, and high-end design make this space unlike any other.

(02)

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LEASING CONFIGURATIONS

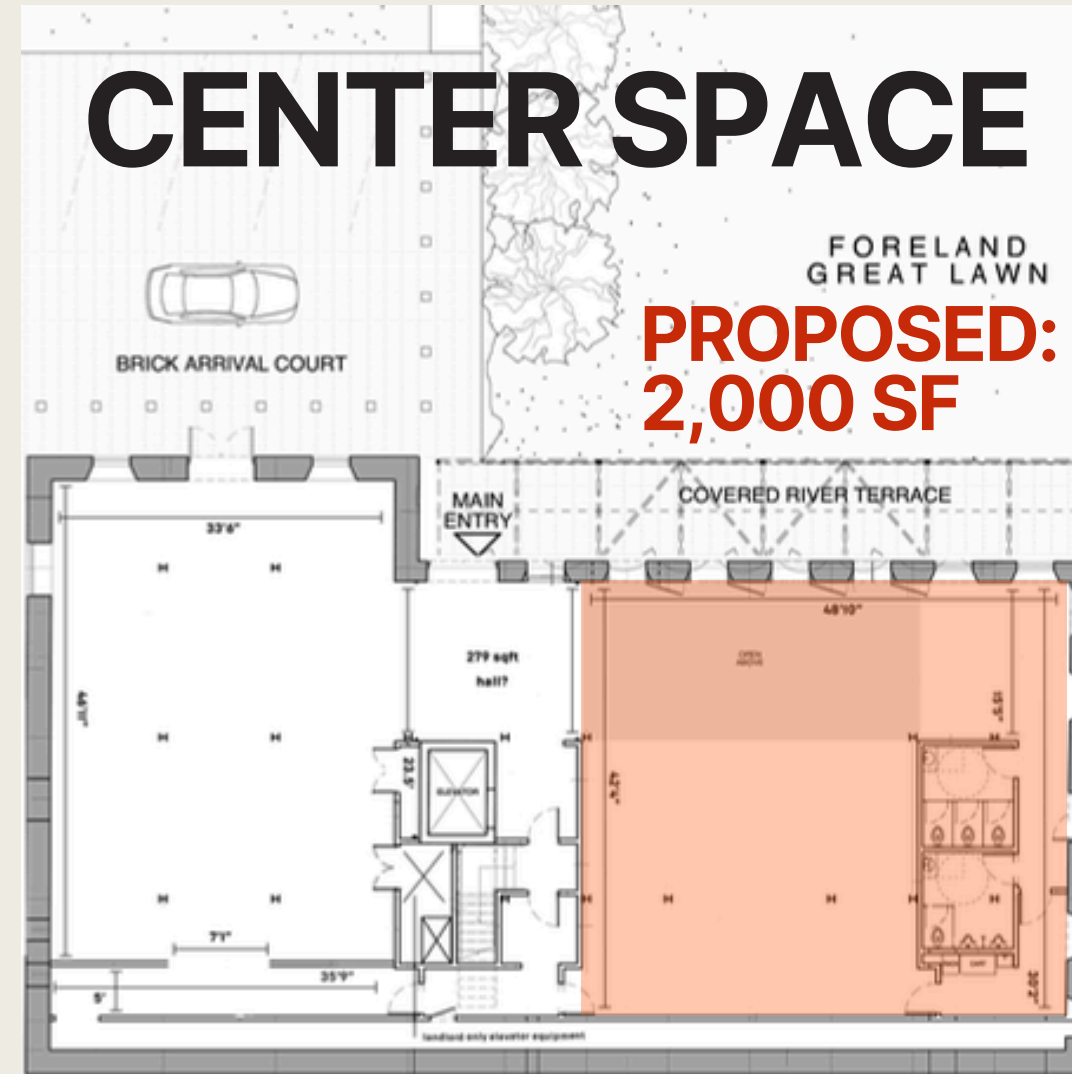
(03)



Lease Rate Starting at

\$2.00/SF/MO.

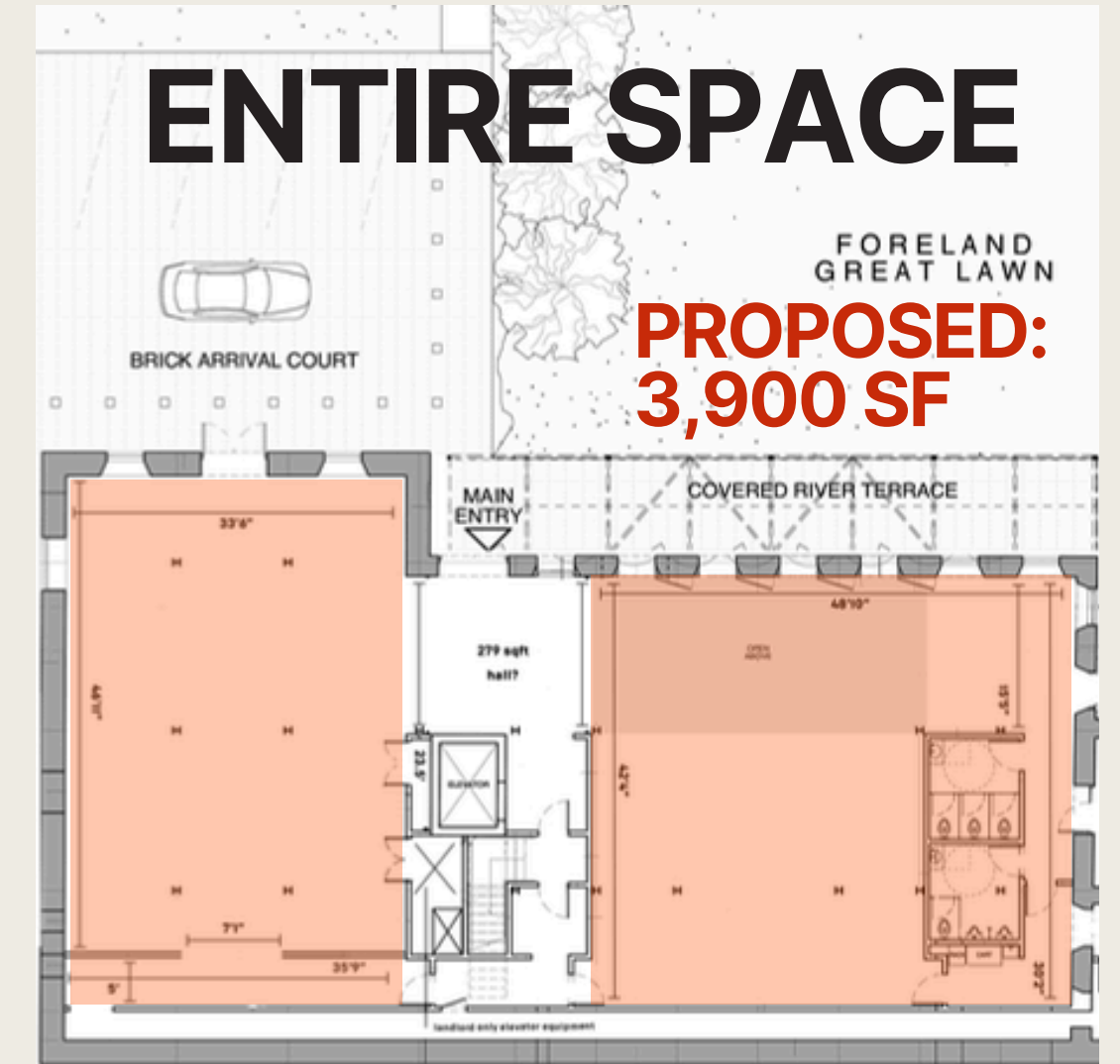
Shared bathrooms on upstairs floor



Lease Rate Starting at

\$2.30/SF/MO.

Includes bathrooms



Lease Rate Starting at

\$2.25/SF/MO.

Includes bathrooms

Lease Rates shown above are negotiable based on the length of the lease term and specific use. Leases of three years or more may benefit from more favorable terms, including lower leasing rates. Leasing all 3,900 SF for multiple years allows for maximum savings in negotiation and outdoor access. Tenant will pay all utilities and their prorated share of Common Area Maintenance (CAM), which includes shared area cleaning, parking lot management, interim foyer management, and so forth. Included in this proposal is interim shared use of the Great Lawn, depending on use and negotiated terms.

WATERFRONT INTERIOR USE

(04)

HEALTH/GYM



FOOD & BEVERAGE



YOGA/FITNESS

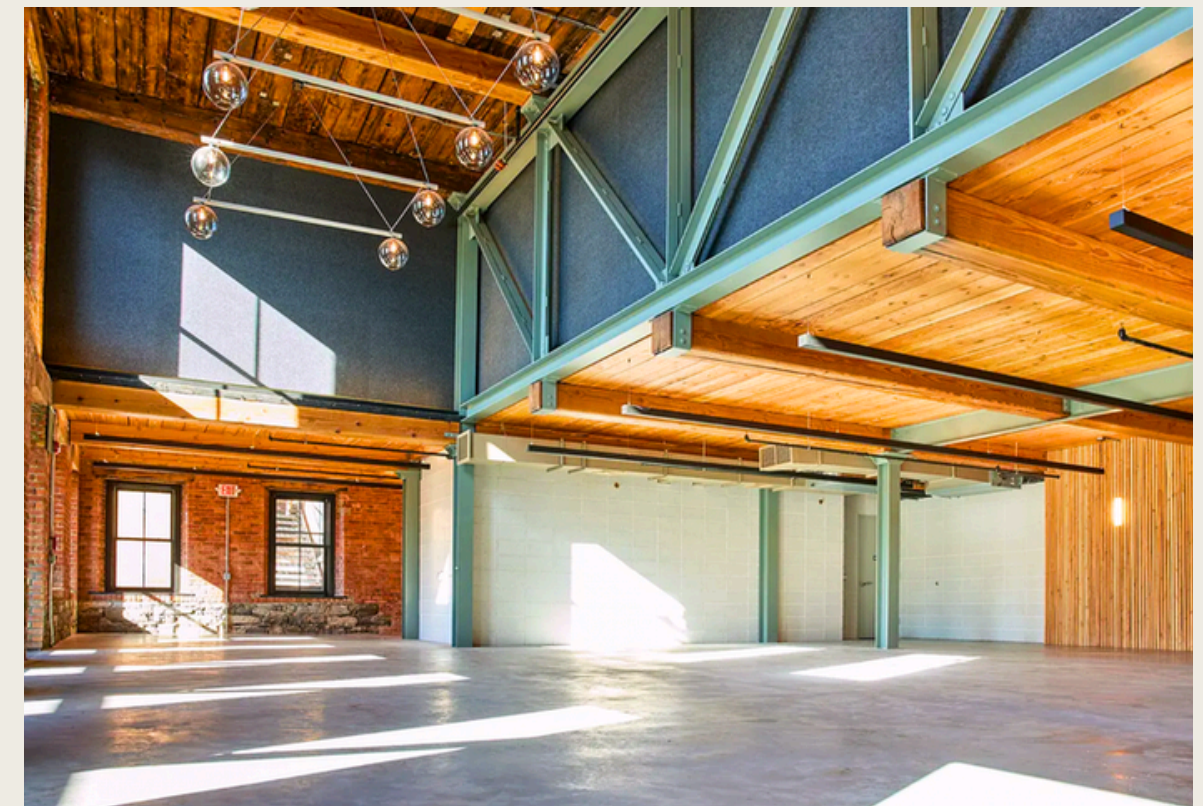
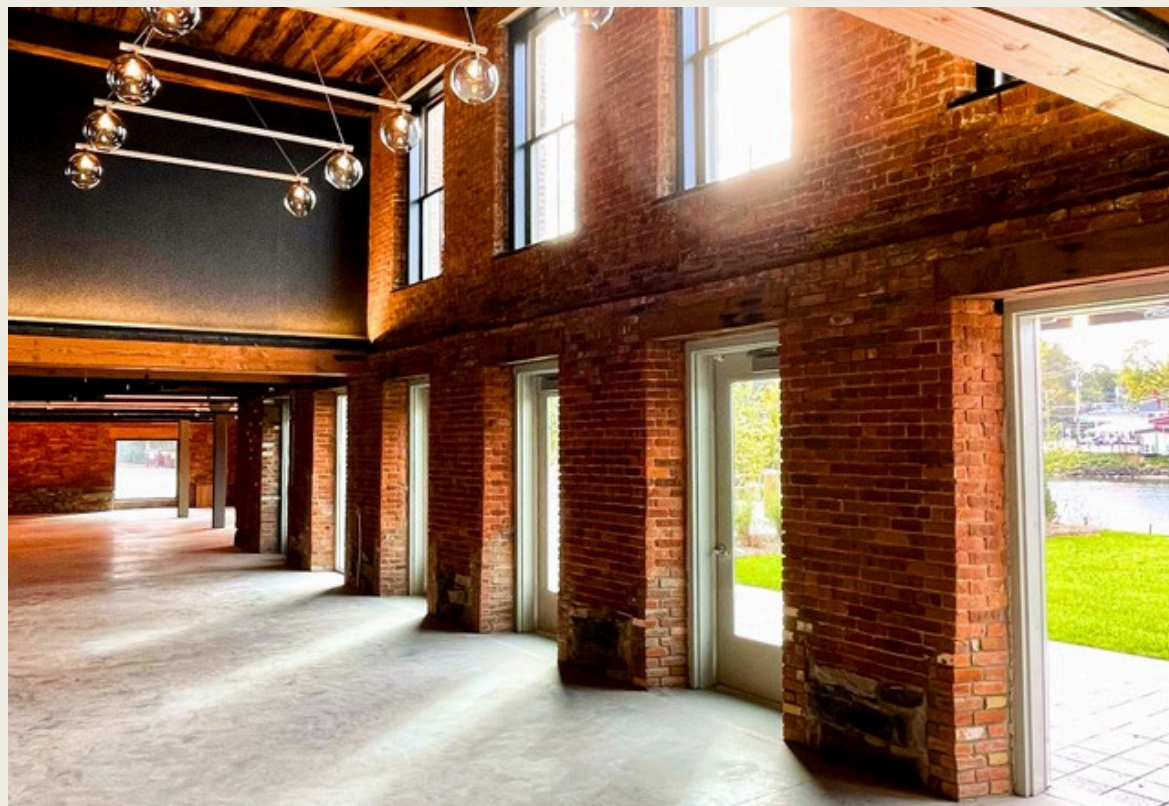


RETAIL/LIFESTYLE



INCLUDED IN OFFER

(05)



OUTDOOR SPACE



CONFIDENTIALITY & LIMITED OFFER



(07)

The leasing terms, pricing, and incentives outlined in this document are confidential and intended solely for the direct recipients of the originating email.

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