



HOULIHAN LAWRENCE  
COMMERCIAL

PRESENTED BY



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OFFERING MEMORANDUM

# Stabilized Cash Flowing Office Investment

ARLINGTON BUSINESS DISTRICT | 510 HAIGHT AVENUE, POUGHKEEPSIE, NY 12603



510 HAIGHT AVENUE

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## INTRODUCTION

### IDEAL LOCATION

Premier, fully occupied Professional Office Investment with long term tenants available for purchase as a premier income property located on the eastbound arterial in the Arlington Business District in the Town of Poughkeepsie.

### HIGHLIGHTS

- 40,754 sq. ft. Professional Office and Retail space in 2 buildings on 1.65 acres.
- Fully occupied with a strong tenant roster of financial service and healthcare firms.
- Located on the eastbound arterial in the vibrant Arlington Business District.
- Well maintained with no capital expenditure required.
- Turnkey asset with strong In-Place Income.
- 150 parking space
- Available at an attractive 8% cap on In Place 2026 income of \$451,250.
- Priced at \$138.64 per square foot, extremely competitive with comparable sales.
- Rent Roll and P&L available upon request.

OFFERED AT \$5,650,000



514 HAIGHT AVENUE

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510-514 HAIGHT AVENUE, BACK ENTRANCE

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# PROPERTY OVERVIEW

**ADDRESS**  
 510 Haight Avenue 33,446 SF  
 514 Haight Avenue 5,128 SF  
 19 Fowler Avenue 2,180 SF Separate Standalone Building

**SITE AREA**  
 40,754 ± SF Professional Office and Retail Space  
 in Two Buildings on 1.65 ± acres

**UNITS**  
 6 fully leased office spaces  
 + 2 fully leased office/retail spaces

**ZONING**  
 ATC – Arlington Town Center

<b>UNIT AREAS</b>	Mental Health Case Managers	8,792 SF	510 Haight Avenue
	Accounting Firm	11,150 SF	510-514 Haight Ave
	Mental Health Case Managers	3,660 SF	510 Haight Avenue
	Mental Health Counseling	1,600 SF	510 Haight Avenue
	Lawyers	2,700 SF	510 Haight Avenue
	Mental Health Counseling	2,056 SF	514 Haight Avenue
	Barber	1,050 SF	19 Fowler Avenue
	Masseuse	800 SF	19 Fowler Avenue

**CAP RATE**  
 8%

**NOI**  
 \$451,250



510-514 HAIGHT AVENUE, LOBBY



510-514 HAIGHT AVENUE, BACK ENTRANCE



19 FOWLER AVENUE

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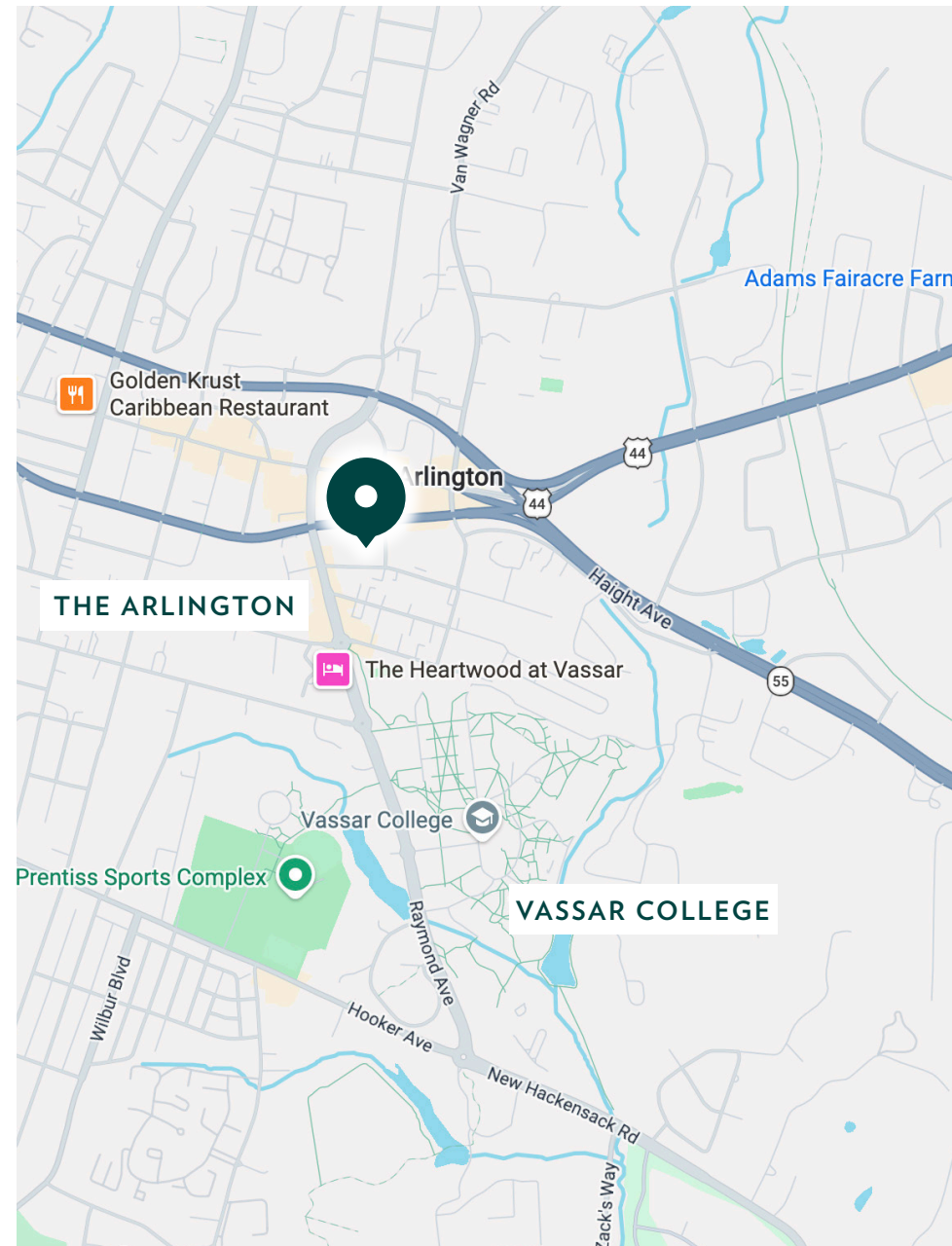
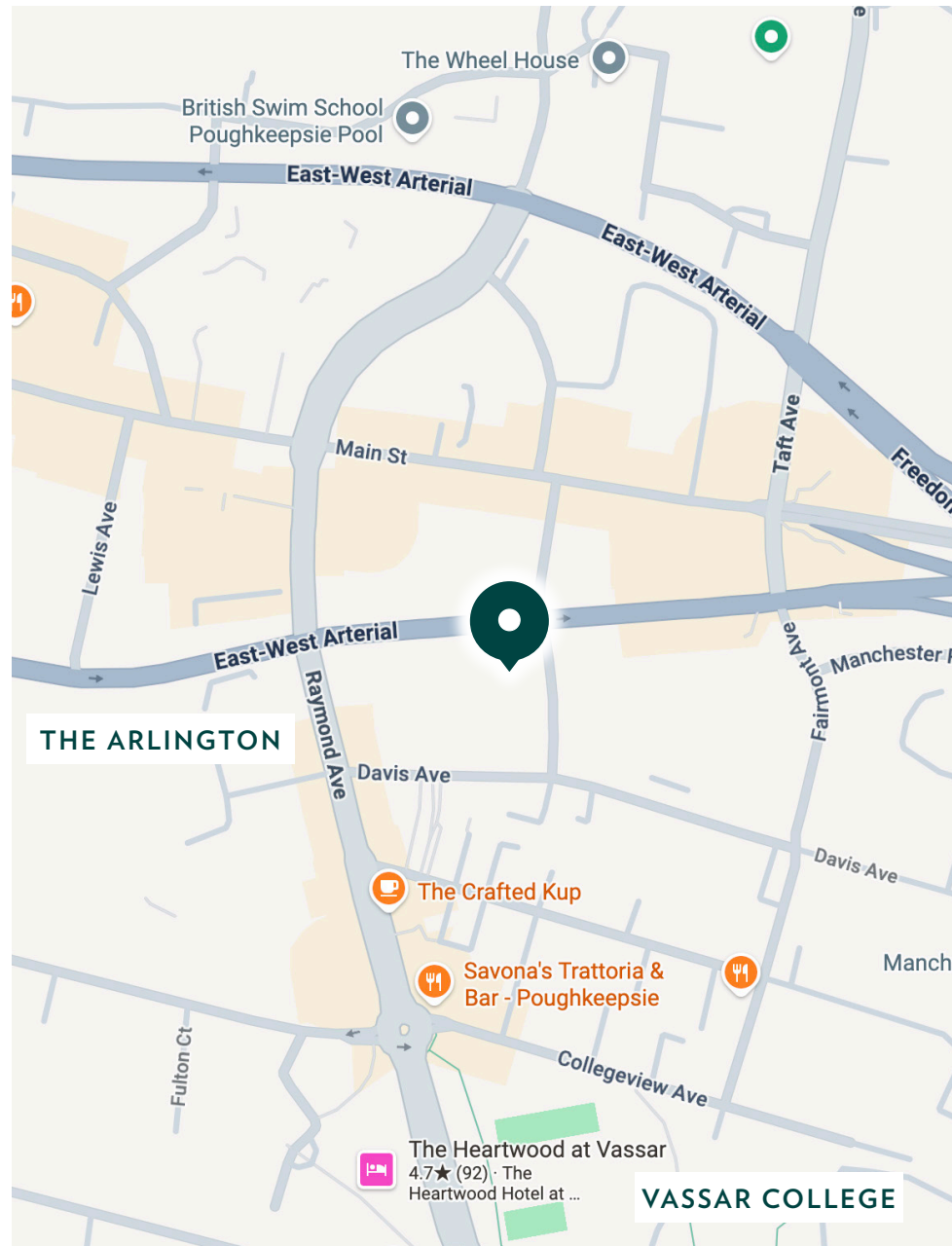


19 FOWLER AVENUE

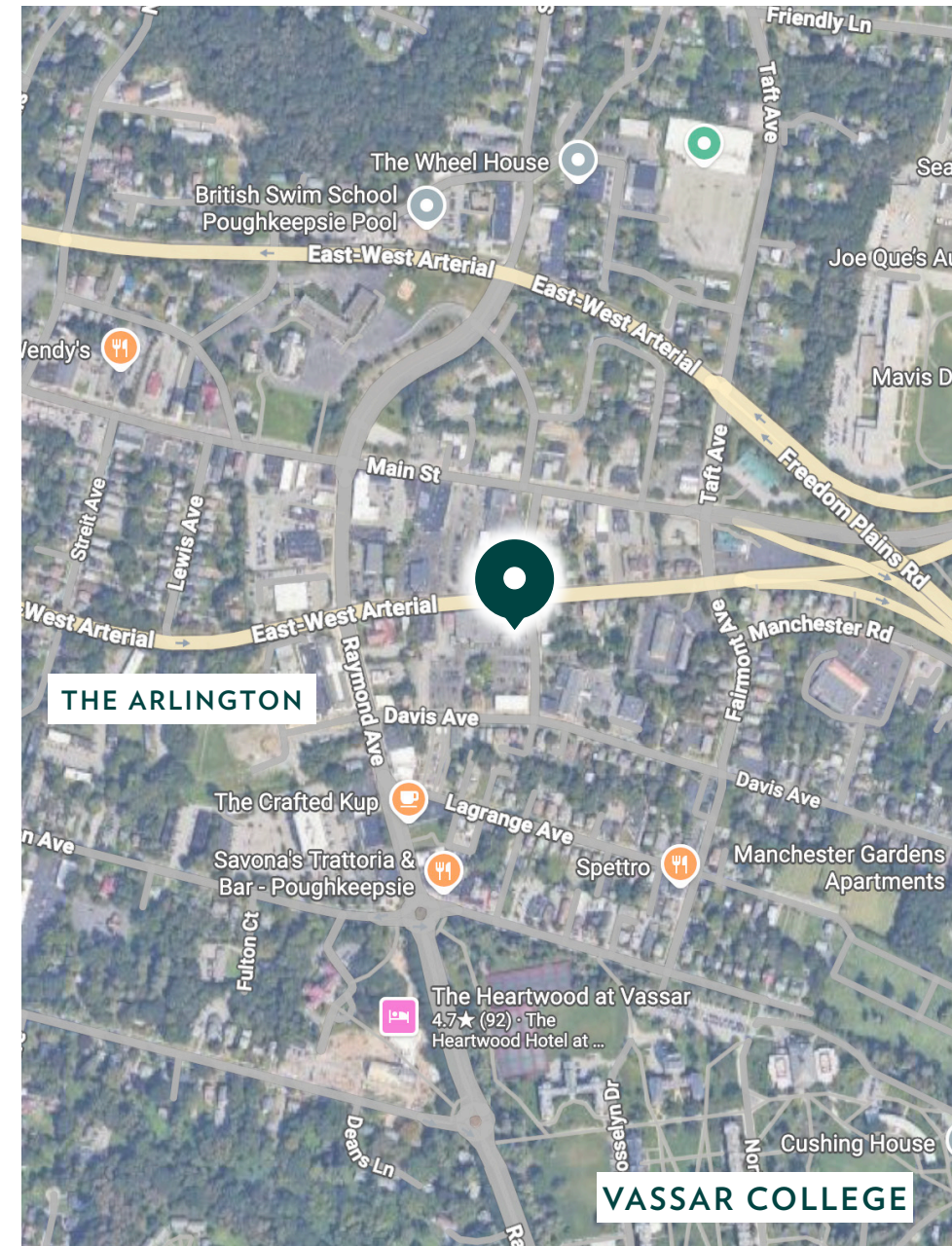
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# LOCATION CONTEXT MAPS



# LOCATION AERIAL CONTEXT



## ARLINGTON AREA SHOWCASE THE ARLINGTON

After closing its doors in 2014, the Arthur S. May Elementary School is reconfigured as a hotel, commercial, and residential center on Raymond Avenue. The project is named The Arlington and is located just blocks from Vassar College. The Flats, picture below, contain street-level shopping and dining. Some current tenants are Saba, a family-owned Middle Eastern restaurant; Fika & Hygge, a Swedish coffee and candy shop; and Fit Social, a workout studio.

**THE LOFTS** at the School offers historic charm paired with modern, energy-efficient finishes and unique floor plans in the repurposed Arthur S. May School building.

**THE FLATS** on Raymond features fully new construction with modern, high-end amenities and the convenience of living along Raymond Avenue.



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ects, PLLC

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## ARLINGTON AREA SHOWCASE VASSAR COLLEGE

The Arlington District of Poughkeepsie, New York is one of the most vibrant neighborhoods in Dutchess County. Situated just east of the City of Poughkeepsie, the area is home to Vassar College and a thriving business, cultural and community center.

Consistently ranked among the top liberal arts colleges in the country, Vassar College continues to be renowned for pioneering achievements in education, and for the beauty of its campus in Poughkeepsie, New York. Vassar's enrollment is approximately 2,500 students offering a captive, young group of potential customers and residents right in the heart of Arlington Village.



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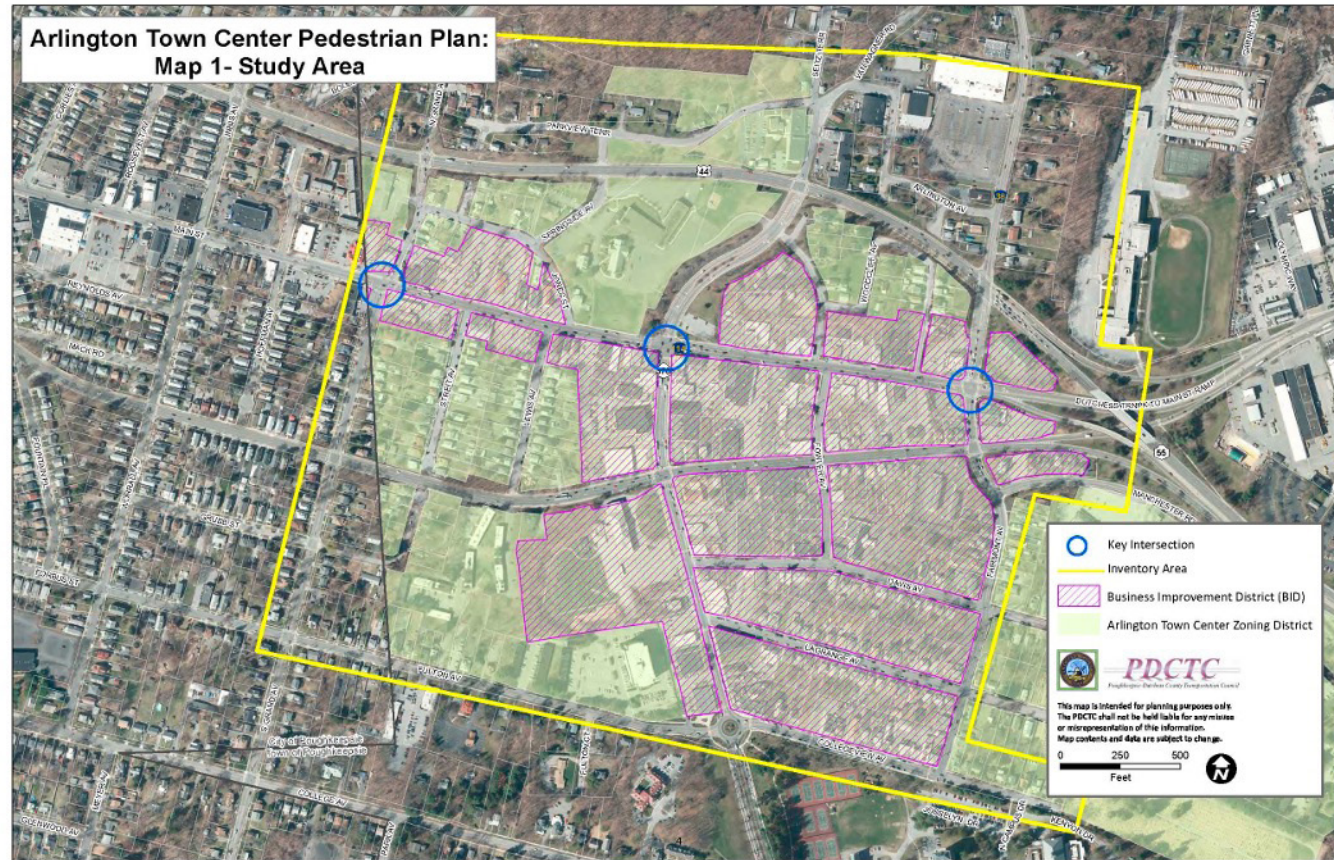
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# ARLINGTON AREA SHOWCASE PEDESTRIAN PLAN

The Pedestrian Renovation Plan has made the Arlington Business District the consummate walkable community. A wide array of retail establishments, residences and office locations are all within a short walk from each other. Traffic is efficiently managed by a series of traffic roundabouts along Raymond Avenue.

The Arlington Business Improvement District (ABID) is a vibrant and unique area that serves more than 12,000 people living within greater Arlington. This includes residential neighborhoods within the City of Poughkeepsie, as well as suburban areas to the east and south in the Town of Poughkeepsie.

The mission of the ABID is to continue on its path of revitalization and beautification, all while creating the most business- and visitor-friendly environment possible. The ABID will constantly reassess plans, efforts and strategies so that they can successfully bring local residents and local businesses together for their mutual benefit.





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