



Pyramid Brokerage  
Company

**9 HUDSON VALLEY  
PROFESSIONAL PLAZA  
NEWBURGH, NY 12550**



**FOR SALE**

**13,270± SF**

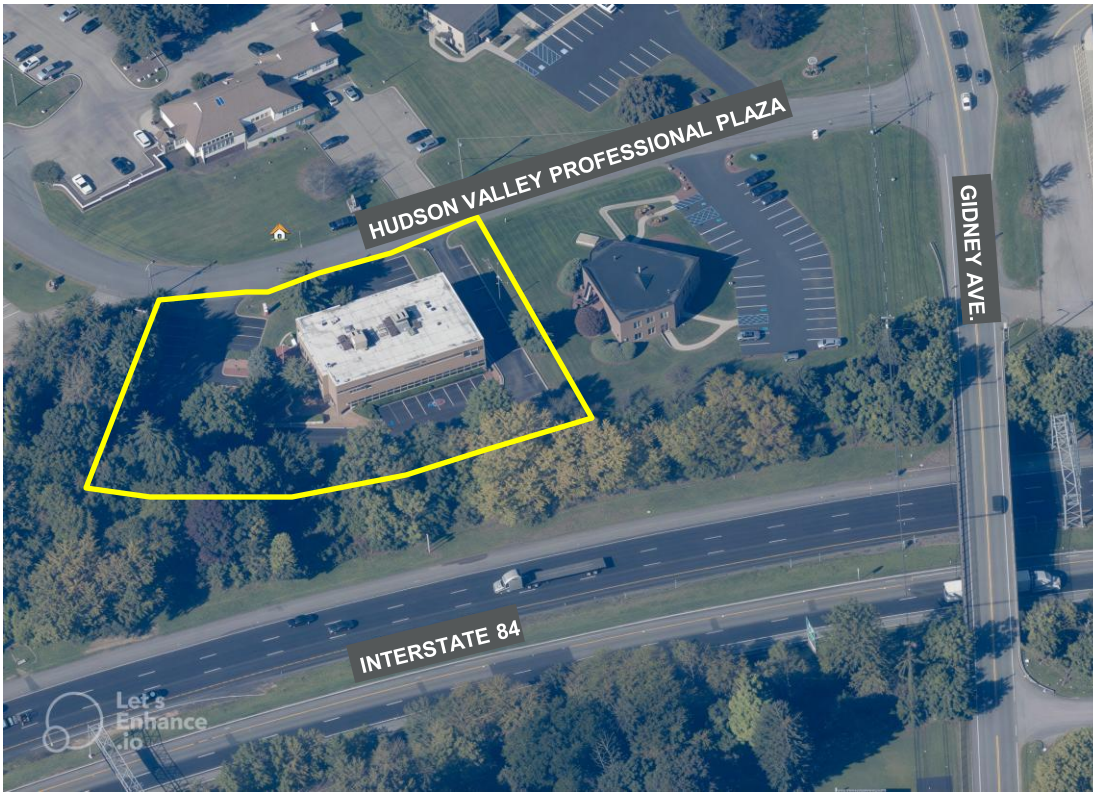
**EXCLUSIVE CONTACT**

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**MEDICAL / PROFESSIONAL  
OFFICE BUILDING**

356 Meadow Avenue, Suite 201  
Newburgh, NY 12550  
+1 845 522 5900

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**FOR SALE**

# MEDICAL / PROFESSIONAL OFFICE BUILDING

## Property Highlights

- Entire 13,270± SF two-story office building available for sale
- Built in 1991 with several renovations. Situated on 1.0± acre within attractive corporate park setting. Visible from Interstate 84.
- Excellent location only 1.0 miles to Interstate 84 Exit 39, 3.5 miles to NY Thruway(I-87) Exit 17, and 1.8 miles to Montefiore-St. Lukes-Cornwall Hospital
- 51± parking spaces
- Upper level already built out as medical suite with 11 exam rooms with plumbing (8 with toilets), large reception area, & 6 private offices/consult rooms.

Demographic	1 Mile	3 Miles	5 Miles
Population (2025)	7,939	54,939	103,065
Households	2,879	20,664	39,249
Average H.H. Income	\$108,347	\$98,520	\$110,619
Median Age	40.1	37.5	39.6

Source: ESRI

Traffic Counts	
Interstate 84	78,410 AADT
Gidney Avenue	11,552 AADT
NY Rt. 32	12,622 AADT
Source:	NYS DOT

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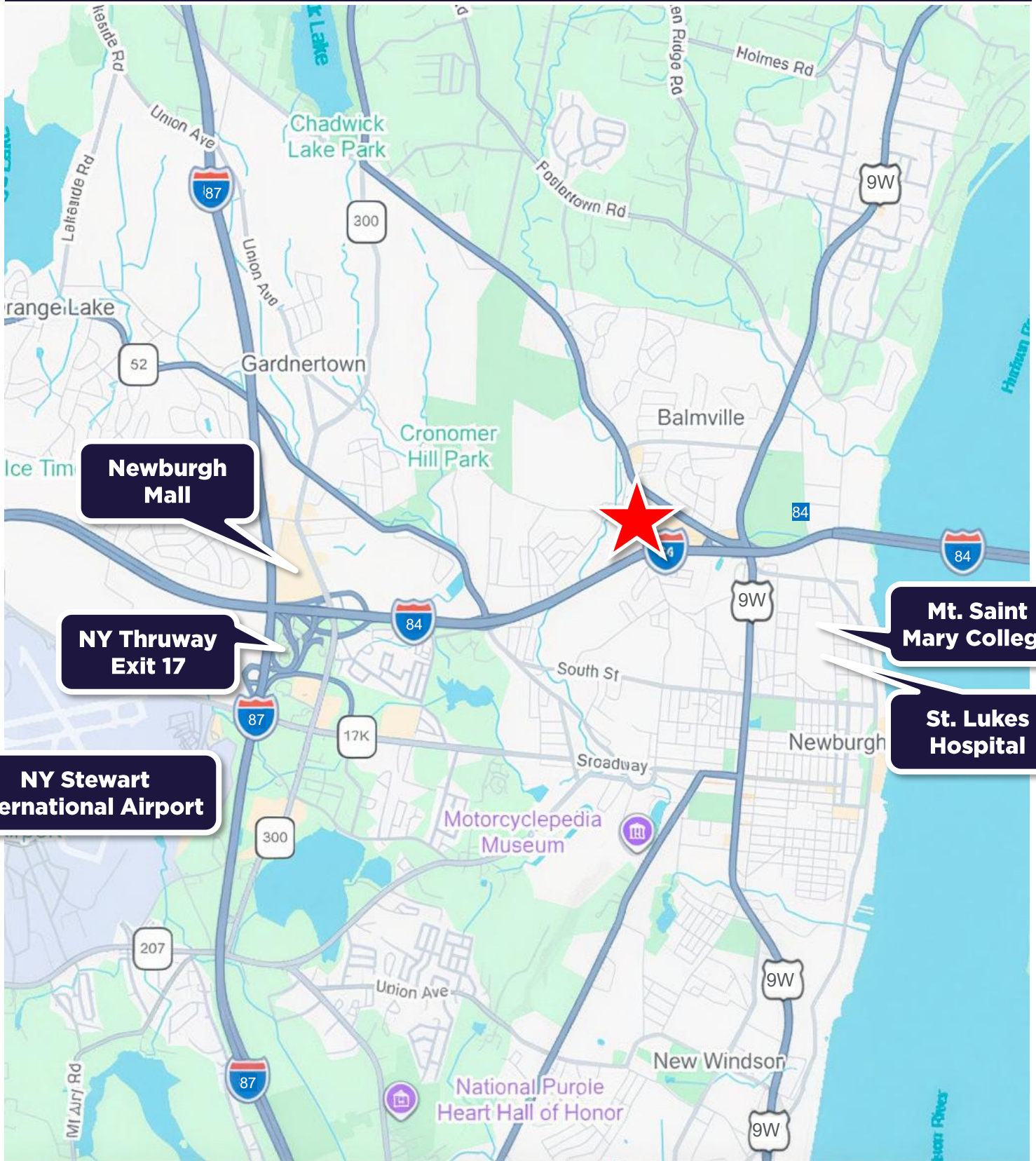


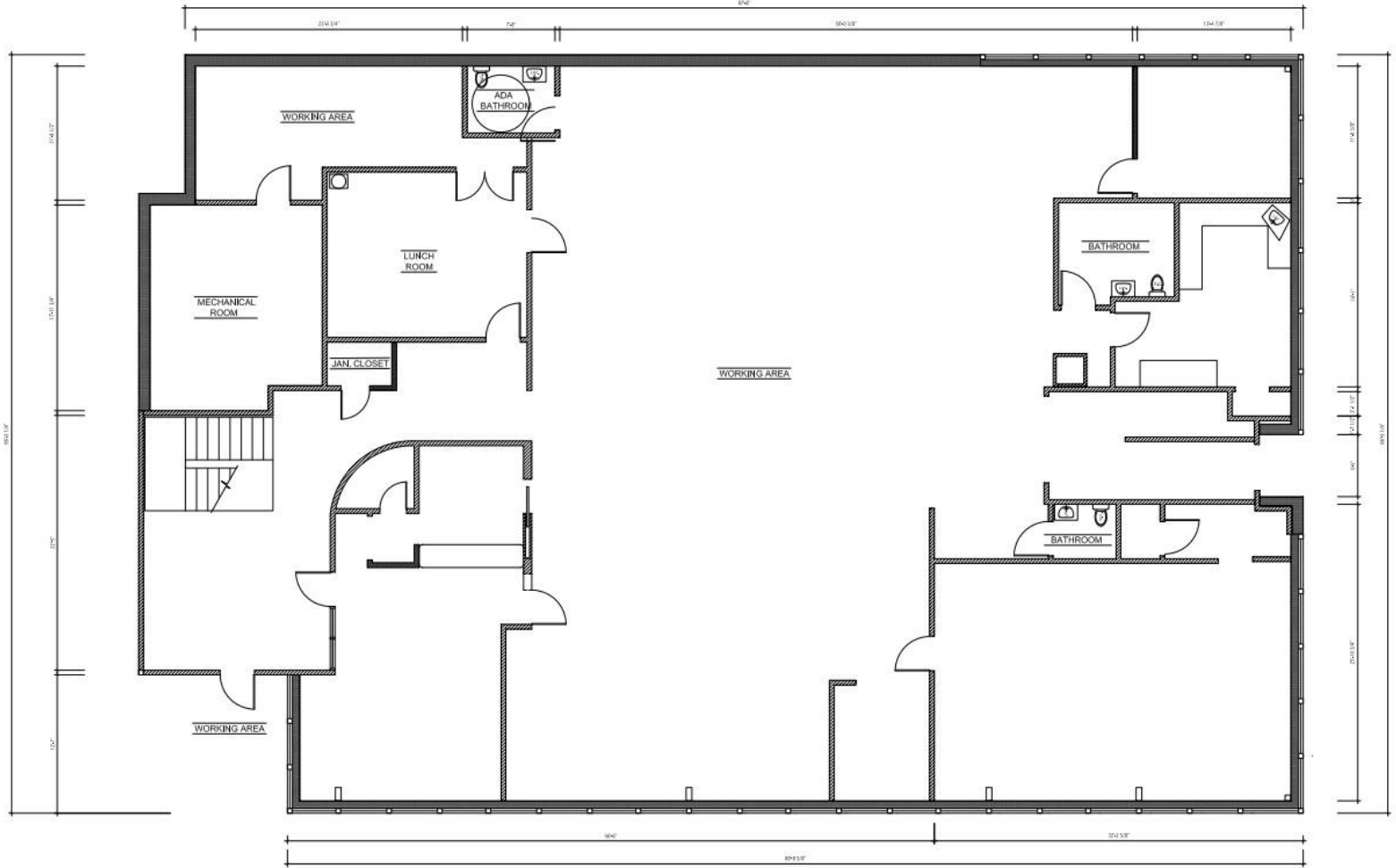
**FOR SALE**

**Property Highlights**

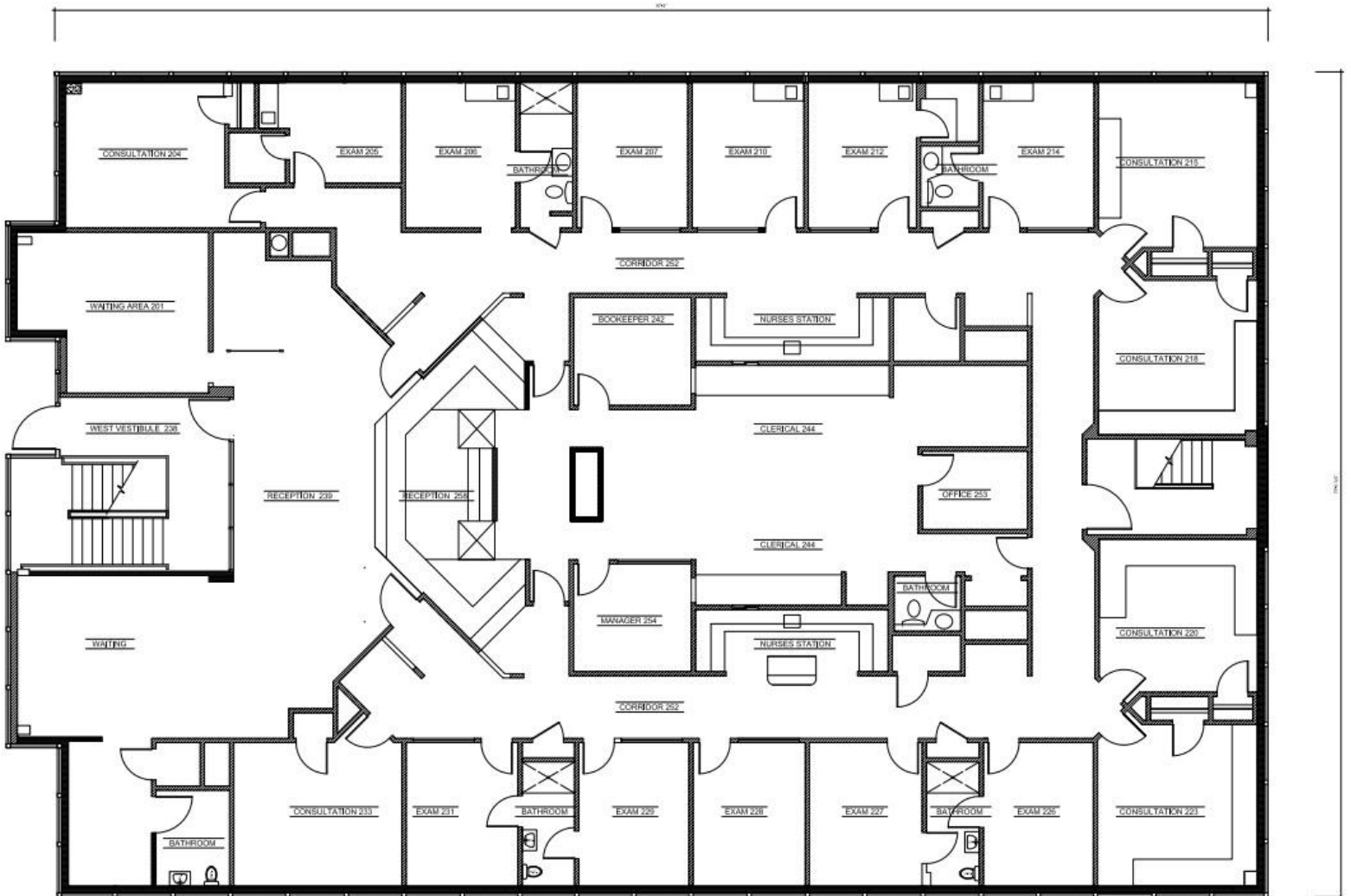
<b>Address</b>	9 Hudson Valley Professional Plaza, Newburgh, NY 12550	<b>Sprinklers</b>	No
<b>Year Built</b>	1991 (renovated several times)	<b>Security</b>	Central station-monitored security & fire alarm system
<b>Total Building SF</b>	13,270± SF	<b>Elevators</b>	None.
<b>Stories</b>	2	<b>Loading Docks</b>	Double doors at grade levels
<b>Parking</b>	51± Parking Spaces	<b>Roof</b>	EPDM membrane. New roof to be installed 2026 Q2.
<b>Construction</b>	Steel & Masonry	<b>HVAC</b>	Roof Top Units A/C units. Three 300,000 BTU gas furnaces.
<b>Land Area</b>	1.0± acres	<b>Water &amp; Sewer</b>	Municipal
<b>Tax ID</b>	Section 25, Block 1, Lot 19.12	<b>Gas &amp; Electric</b>	Central Hudson G&E. 1 <sup>ST</sup> FLOOR – 800 amps, 480/277 volts. 2 <sup>ND</sup> FLOOR – 1200 amps, 480/277 volts. Backup generator for life/safety.



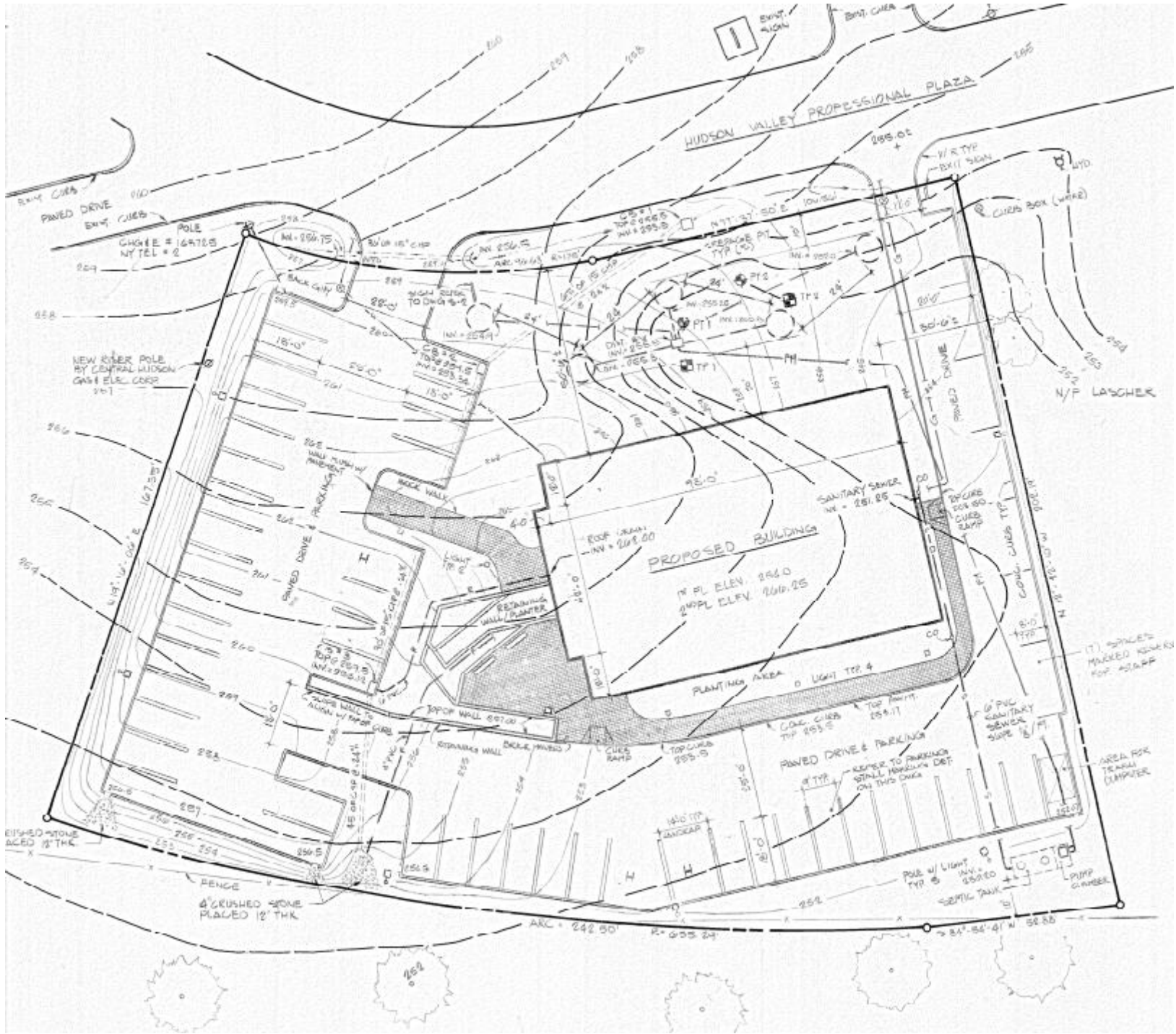




## Floor Plan First Floor



## Floor Plan 2nd Floor



**9 Hudson Valley Professional Plaza  
Site Plan**

**For additional information, please contact:**



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