

OFFICE BUILDING FOR LEASE

# Cortland Professional Suites

1 North Main Street,  
Cortland, NY 13045

OFFERING MEMORANDUM



**JEFFREY GUIDA**  
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

# Property Information

1 North Main Street,  
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# PROPERTY SUMMARY

Office Building For Lease



## PROPERTY DESCRIPTION

PRIME space available in one of Cortland's premier office buildings and locations. The building is also equipped with an elevator. Plenty of on-site parking available. Call today to schedule a private viewing!

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$200.00 - 94,762.50 per month (Gross)
Number of Units:	5
Available SF:	200 - 1,083 SF
Lot Size:	2,033 SF
Building Size:	8,094 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	834	2,280	5,802
Total Population	1,688	5,384	15,108
Average HH Income	\$69,700	\$79,254	\$84,767

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# PROPERTY DESCRIPTION

Office Building For Lease



## PROPERTY DESCRIPTION

PRIME space available in one of Cortland's premier office buildings and locations. The building is also equipped with an elevator. Plenty of on-site parking available. Call today to schedule a private viewing!

## LOCATION DESCRIPTION

Fantastic corner office in one of Cortland's premier office buildings and locations

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# Location Information

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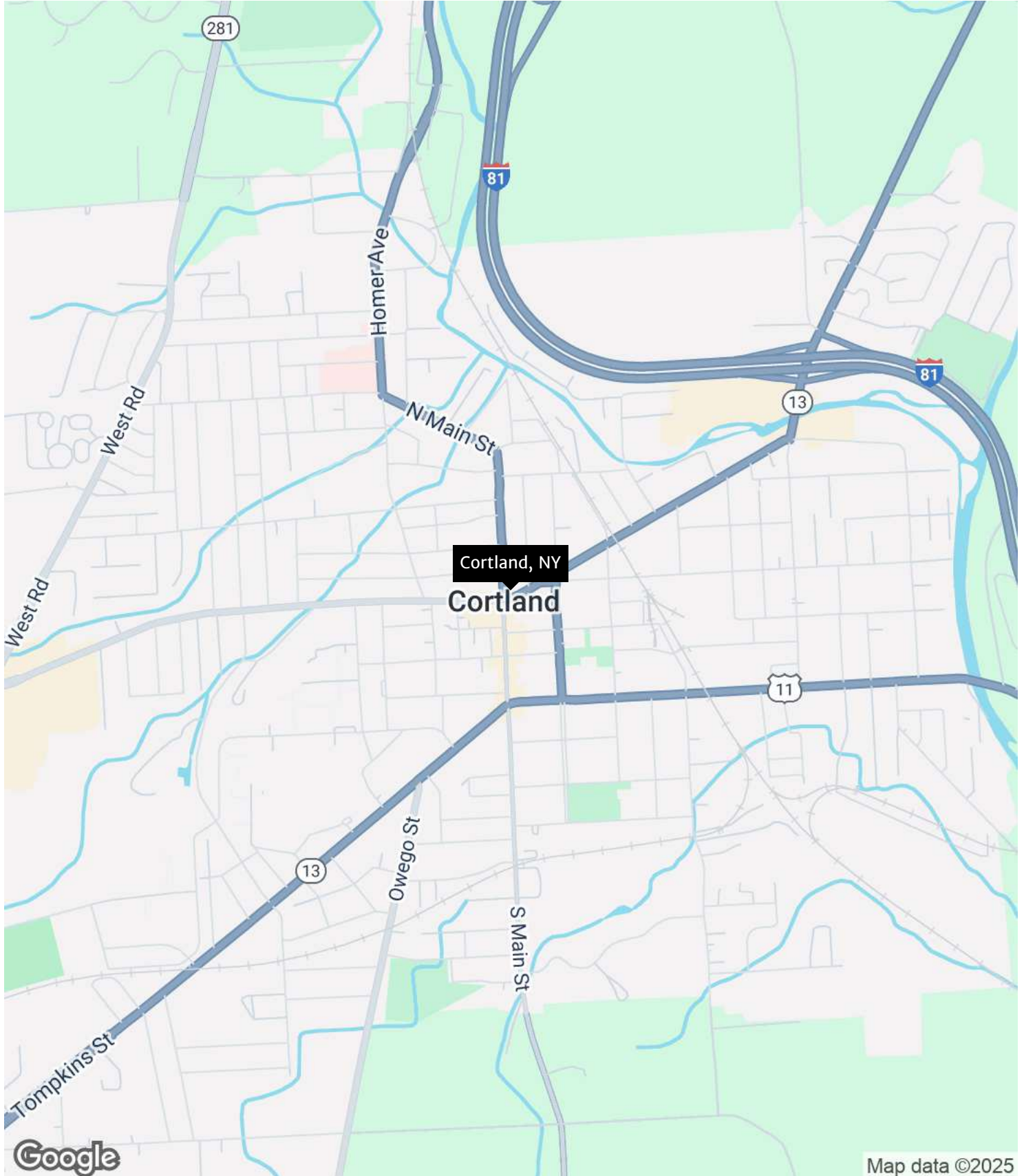
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# REGIONAL MAP

Office Building For Lease



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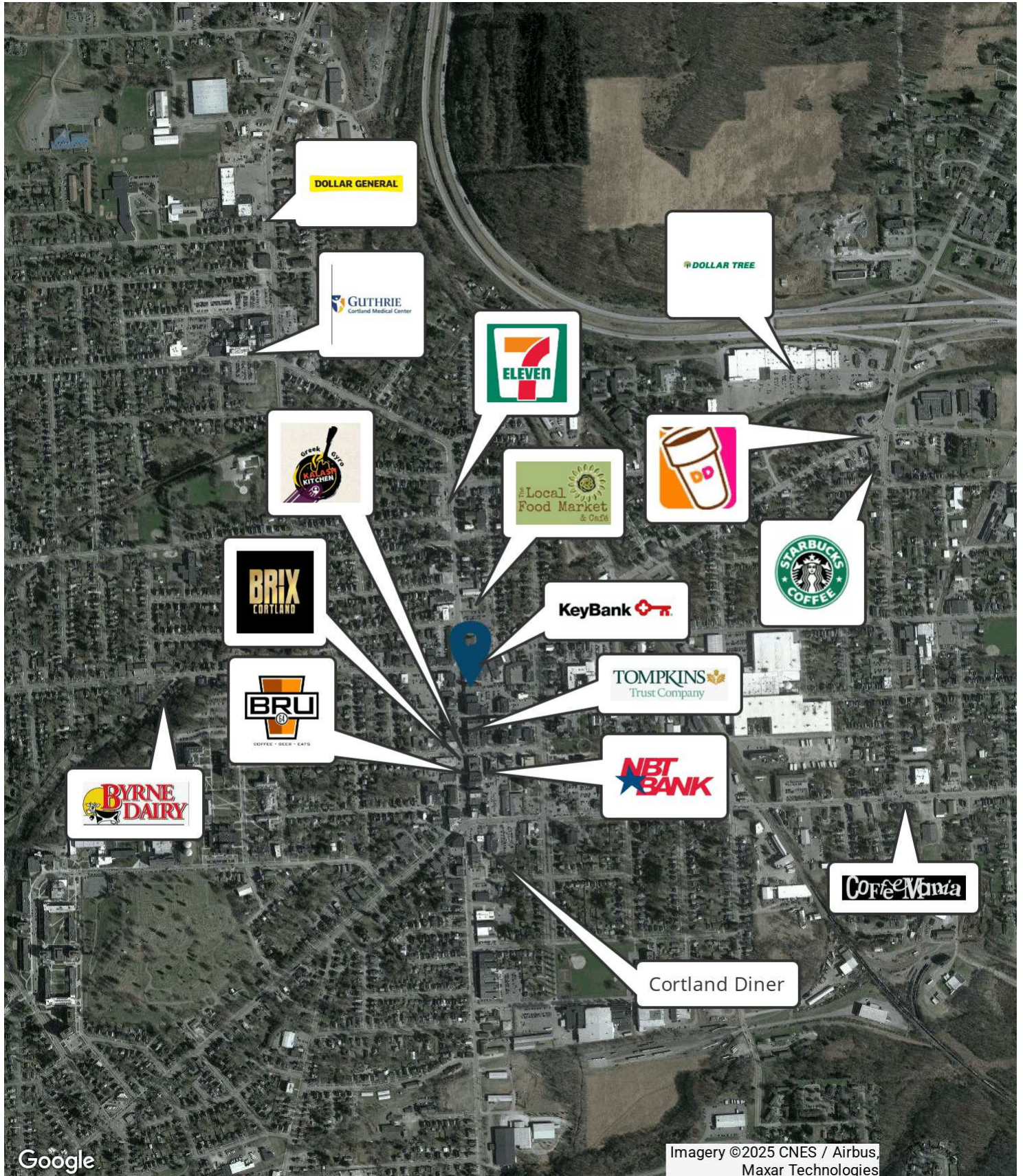
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# LOCATION MAP

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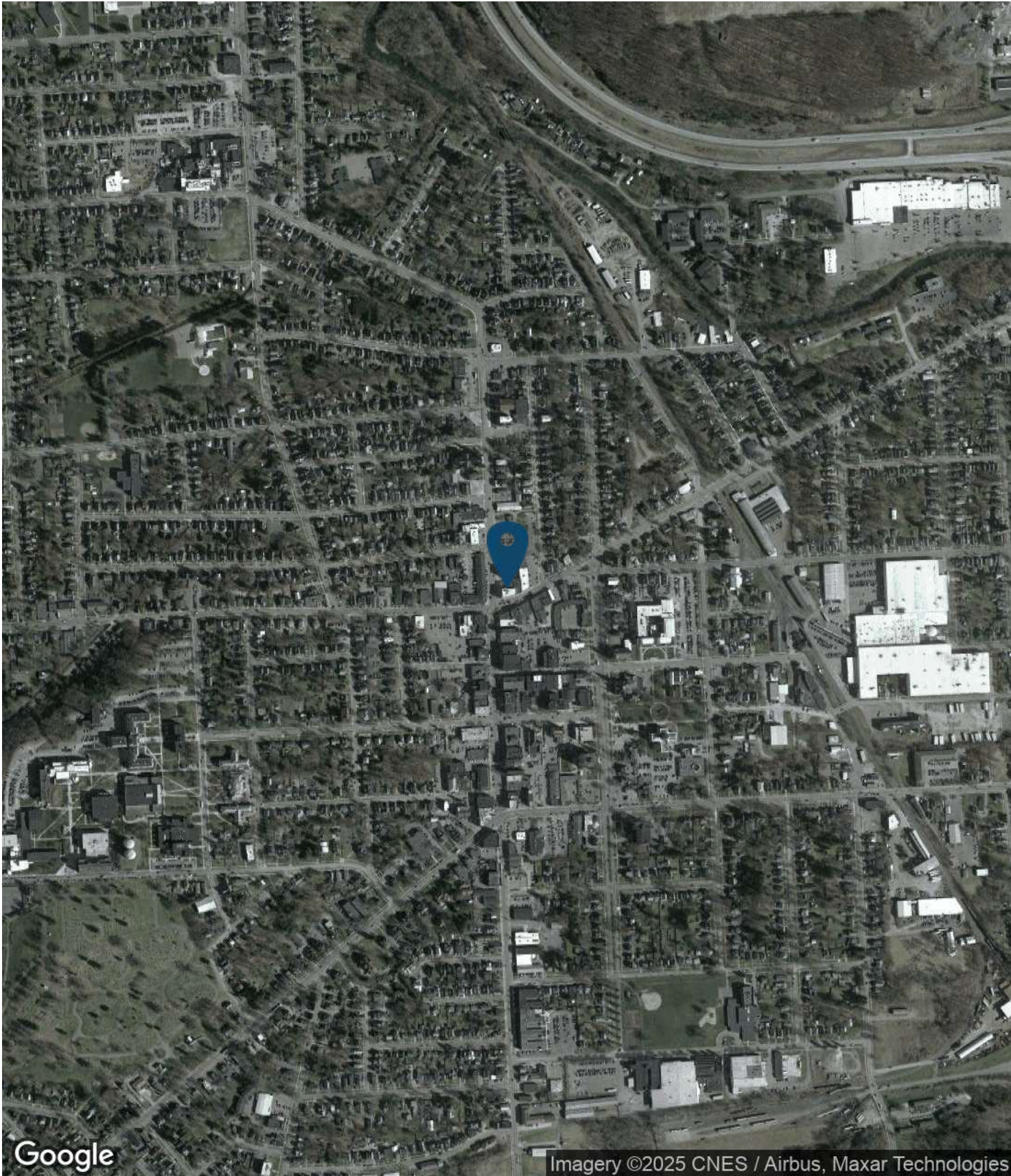
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# AERIAL MAP

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# Demographics

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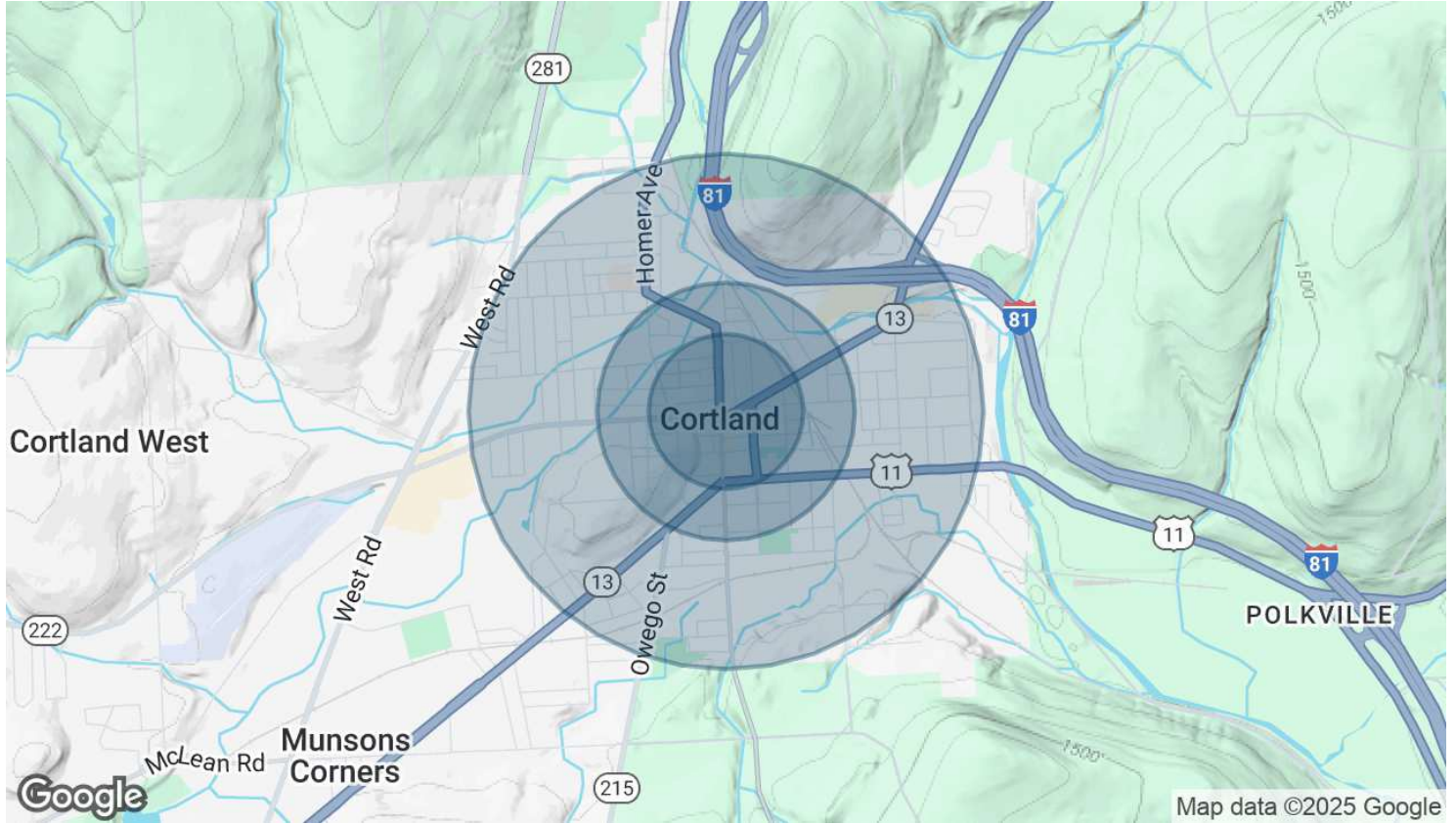
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# DEMOGRAPHICS MAP & REPORT

Office Building For Lease



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,688	5,384	15,108
Average Age	37	36	37
Average Age (Male)	37	36	37
Average Age (Female)	38	37	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	834	2,280	5,802
# of Persons per HH	2	2.4	2.6
Average HH Income	\$69,700	\$79,254	\$84,767
Average House Value	\$178,240	\$187,139	\$179,252

Demographics data derived from AlphaMap

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# Advisor Bios

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## JEFFREY "JEFF" GUIDA

Licensed Associate Real Estate Broker

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Direct: 315.727.9917

I am originally from Liverpool, NY and attended college at SUNY Brockport where I met my wife Lisa. Lisa accepted a position at Ithaca College which brought us to Cortland, NY where we've decided to settle and raise our family. We are blessed with three beautiful children who keep us active and involved with the community. I have been practicing real estate since 2010 and I truly love what I do!

What I enjoy the most about selling real estate is meeting new people and building relationships. This business, like many, comes with its share of challenges, but with every challenge there is a solution. My interpersonal skills, patience, and strong aptitude for this business allow me to best serve my customers and clients. I have a consistent record as a multi-million dollar producer, which means I've had the opportunity to help many individuals and families buy and sell real estate. I service the Central New York area with a focus in Cortland, Syracuse, and Ithaca.

The CNY area is truly beautiful and I feel grateful to have grown up here. When I am not selling real estate, I enjoy gardening, watching movies and spending time with my family.

**Yaman Commercial**  
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As a lifelong resident of Cortland & the Finger Lakes area, Ashley Warfield has dedicated her career to improving the market of CNY & creating an environment you want to call home.

An avid gardener & camper, she has raised six beautiful children and coached numerous sports. Through these interactions, she has mastered communication, listening, and organization.

Her real estate career has flourished, placing her in the Million Dollar Circle Award Winner group from the very beginning. Her enthusiasm, time management skills, and passion for the field make this more than a job – it's truly a way of life.

Whether you're in the market to buy, sell, downsize, or build, trust that Ashley will assist you every step of the way.

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