

Binghamton

Commercial Space Available



29 Court Street



1,575 SF retail space a few doors from Boscov's Department Store, adjacent to a popular downtown delicatessen, gym and microbrewery. With a skylight in the first floor space and bare brick walls this location is a hidden gem, a tremendous location for a gourmet eatery or wine and cheese shop. Asking lease is \$14/SF subject to term and build-out, utilities extra. For more information, please contact Matthew Carcone, matthew@gordonjamesrealty.com, (202) 683-6097 or Joe Terpstra, (646) 995-8367



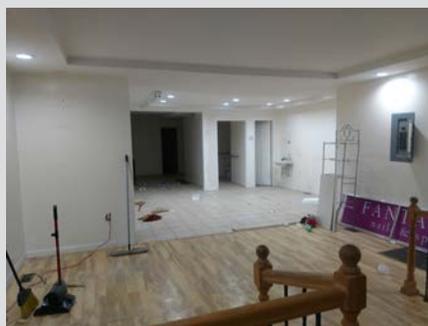
SKYLIGHT



1,575 SF AVAILABLE HERE

31 Court Street

31 Court Street is 1,410 SF retail/office space adjacent to a popular downtown delicatessen, gym and microbrewery. Current layout features multiple offices located on the perimeter of a central waiting area - useful for personal services, an attorney, financial counseling or insurance agency. Asking lease is \$14/SF subject to term and build-out, utilities extra. For more information, please contact Matthew Carcone, matthew@gordonjamesrealty.com, (202) 683-6097 Joe Terpstra, (646) 995-8367



ABOUT 1,400 SF HERE

Binghamton

Commercial Space Available



215 Main Street



1,000 SF retail space located on Binghamton's West Side in an attractive commercial strip just east of Foundry Plaza (Price Chopper). Great location for retail shop, service business or office. Asking lease is \$14.50/SF subject to term and build-out, utilities, employee and customer parking included. For more information, please contact Brian Kradjian, BrianK@kradjianproperties.com (607) 722-1135.

42 Pennsylvania Avenue

Highly visible 1,000 SF first floor retail space located near a busy southside intersection adjacent to Weis Markets, AutoZone, UHS General Hospital, Walgreen's, Hacienda Mexican Restaurant, Dunkin Donuts, and the South Bridge shopping district. Easy parking for customers and employees parking in surface lots around building and next door. Asking 3-year lease \$1500/month, insurance and utilities extra. For more information, please contact Joe Garbarino, (607) 722-4471



85 Court Street



Former Cricket Wireless space features 1,126 SF first floor, modern office or retail space within a student housing complex of fully renovated historic buildings. Space includes a bathroom, employee break area and manager's office. Excellent downtown location on Artisan's Row across from Security Mutual Life Insurance and the Courthouse. Walking distance to Alexander's Cafe, Dos Rios, The Colonial, Sake Tumi and Boscov's. Parking available on street or in nearby State Street parking ramp. Asking lease is \$14/SF subject to terms and build-out. For more information, please contact Jeff Sabitus, Pyramid Brokerage, jsabitus@pyramidbrokerage.com, (607) 206-1047



36 Pine Street



Former Tranquil Bar & Bistro located just off Court Street and adjacent to the Phelps Mansion Museum and Broome County Public Library offers 1,500 SF of eclectic dining space. Great potential for a nano-brewery, distillery or upscale dining. Bar, kitchen equipment, all refrigeration equipment in place, walk-in cooler, storage and 1,000 SF basement available. Corner parking lot and plenty of on-street parking available. Across from Red Barn Technology Group. One block from the Rumble Ponies baseball park (NYSEG Stadium) and the Binghamton VA Clinic. Asking lease is \$1,400 per month plus utilities. For more information, please contact Rob Ruggiero (917) 362-1122.



20 Hawley Street



Prime retail or office space located in heart of the downtown in this newly renovated student housing development with 290 beds. Structure neighbors the Broome County Veteran's Memorial Arena. Surrounding area includes professional offices, shops, quaint restaurants and bars. A drive-thru may be possible. Smallest space is 1,200 SF and largest is 4,050 SF available at \$16/SF. For more information, please contact Trish Grassi, Pyramid Brokerage, pgrassi@pyramidbrokerage.com, or (607) 754-5990, x312



75 Court Street



Former retail space with up to 4,366 SF located across from the Courthouse available at \$15/SF. Space can be subdivided and features a large 6,613 SF basement. Walking distance to Alexander's Cafe, Dos Rios, The Colonial, Sake Tumi and Boscov's. Parking available on street or in nearby State Street parking ramp. Contact Scott Warren, scottwarren@hannacre.com, (607) 754-2600

AVAILABLE



95 Court Street

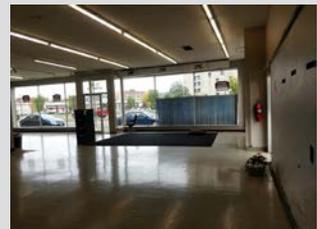


Early 20th century Beaux Arts style former First City National bank building (ca. 1929) located at a busy intersection in downtown Binghamton across from Courthouse. This commanding wedge-shaped 29,000 SF corner building offers upper story space that fronts on Court and Chenango Streets. Striking two-story atrium. Two elevators and escalator to main floor. Shared services and conference room to be offered. Four suites available from single office 250 to 2,200 SF. 36-car parking lot adjacent. Only 460 SF remaining on 1st floor with two windows for commercial/retail. Asking lease \$10-\$15/SF for utilities. Please contact Scott Warren, scottwarren@hannacre.com, (607) 754-2600



70 Henry Street

10,000 SF former auto repair/tire store with a 3,300 SF high ceiling area that was used for tire storage; a 2,700 SF retail space and a 4,000 SF service bay area. The second story has a 5,600 SF office area with skylights that was used by the owner's former construction company and is being converted into student housing. Parking for 30 cars. Space is available at \$8 - \$12/SF depending on lease and terms. For more information, please contact John Judski, jfjchief@aol.com, (607) 765-3636



Binghamton

Commercial Space Available



123 Court Street

A contributing property to the Court Street National Register Historic District this masonry building (ca. 1920) offers 6,000 SF first floor space with hardwood floors and high ceilings. The property features upper story student residential tenants and an attentive property owner/manager. Available for \$12.50/SF - depending on terms and build-out, will subdivide to 2,500 SF. For more information, please contact John Maczko at john@maczko.com, (607) 760-2898



81 Court Street



Offered at \$495,000, there is tremendous development potential with this 5-story National Register historic brick building, located across from the Courthouse. State and Federal historic tax credits available for renovation: 20% federal and 20% state - that's \$0.40 on a dollar! 1st floor commercial and 2nd floor residential are 2,100 SF each.



Floors 3 - 5 feature

1,300 SF apartments. Could be perfect high-end apartments, law offices or retail. For more information, please contact John Burns, Jr., JohnBurns1231@gmail.com, (607)725-2122.



The People's Bank Building, 1914-17

Binghamton

Commercial Space Available



65 Court Street

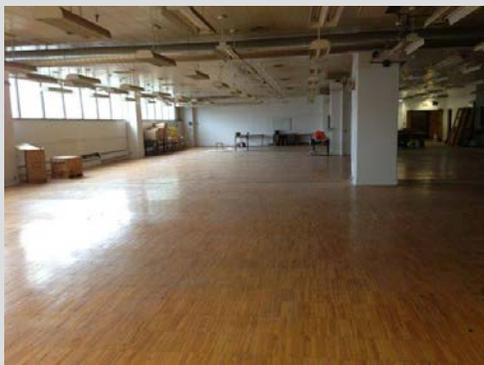


Contemporary bank building located at major downtown intersection has 2,400 SF of Class A office space located on the 2nd floor. Suite features two private offices and breakroom with contemporary finishes. Main corner lobby elevator opens into the suite. Building is located adjacent to State Street parking ramp with 590-car capacity. Asking lease is \$13/SF plus utilities. Please contact Leo Jones, Pyramid Brokerage, ljones@pyramidbrokerage.com, (607) 754-5990, x317.



200 Court Street

3-story, 100,000 SF former light manufacturing building originally used for training and employing handicapped people. Located downtown across from VA Clinic, bus route and less than 1-mile from interchange with I-81, 86 and 88. Features 3-phase electric, 4 loading docks, fire sprinklers throughout, 2 freight elevators and parking for 150 cars. Space available for \$4/SF/NNN subject to term and build-out. Contact Jeff Kent, jeffkent@optonline.net, (516) 643-7717



Binghamton

Commercial Space Available



217 Main Street



2,000 SF cafe/restaurant space located on Binghamton's West Side in an attractive commercial strip just east of Foundry Plaza (Price Chopper). Previously occupied by a cafe. Great location for takeout, service business or office. Asking lease is \$14.50/SF subject to term and build-out, utilities, employee and customer parking included. For more information, please contact Brian Kradjian, BrianK@kradjianproperties.com (607) 722-1135.

117 Court Street



Former Argo Restaurant features a 3,200 SF first floor large restaurant space with booths, counters and a fully-equipped commercial kitchen with delivery access from Chenango Street side. Central location on Artisan's Row across from Security Mutual and the Courthouse. Owners will consider dividing the former restaurant space into twin 1,600 SF commercial spaces. Asking lease is \$14/SF subject to terms and build-out. For more information, please contact Winson Chen, e607@gmail.com, (607) 760-2687



89 Court Street



Second and fourth floor suites up to 4,104 SF available in this iron facade National Register landmark at \$13.50/SF and \$10.50/SF plus utilities. Known as the Perry Block for architect and original owner Isaac Perry who was nationally renowned as a designer of the New York State capitol in Albany. Perry had a loft apartment on the top floor. For more information contact Ethan Cook, Pyramid Brokerage, ecook@pyramidbrokerage.com, (607) 754-5990, x311



ISAAC G. PERRY



72 Court Street



1,600 SF prime first floor retail space at a prominent downtown intersection available at \$24/SF in this new 20,000 SF commercial residential structure with occupancy in 2021. For more information, please contact Mark Yonaty, mark@greaterbinghamtondevelopment.com(607)343-7672



Binghamton

Commercial Space Available



44 Court Street



1,700 SF retail space with great potential located in this mid-19th century historic structure on Court Street. Located in the heart of the downtown with neighboring shops, eateries and microbreweries. Lease is \$2,000/month plus utilities, negotiable. For more information, please contact Kenneth Cheng, sabousa@yahoo.com, (914) 562-5138



49 Court Street

117,000 SF Metrocenter office complex located on 3.9 acres in the central downtown features multiple tenants including Mirabito Energy Products, McFarland Johnson Engineers, HealthLink, Visions Federal Credit Union, Evolution Consulting and the 22nd US Congressional District Office. For more information, please contact Justin Marchuska, (607) 343-3232.



71 State Street

Downtown office building convenient to courthouse and government buildings. Second floor space 2,500 - 3,500 SF available at \$13.00/SF plus utilities and CAM (\$1.50/SF). Contact Jeff Sabitus, Pyramid Brokerage, jsabitus@pyramidbrokerage.com, (607) 754-5990.



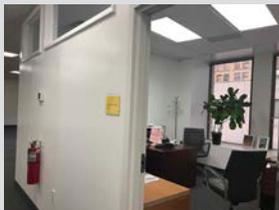
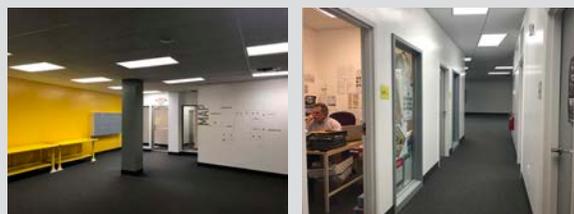
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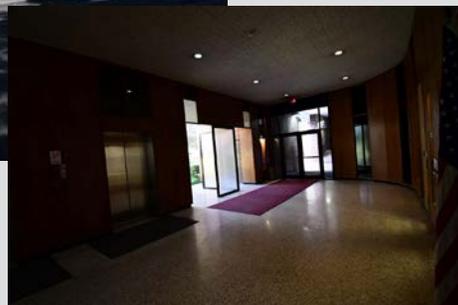
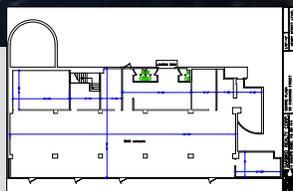
59-61 Court Street

Recently renovated office building at the intersection of Court and State Streets offers office spaces ranging from 300 – 3,200 SF. Commanding views of the downtown. Asking lease is \$12.50/SF + \$2.50 CAM, includes utilities. Contact John Maczko, (607) 760-2898, John@MaczkoRealtyLLC.com



53 Chenango Street

Commercial office space in move-in condition, centrally located on major thoroughfare with spectacular views of City and valley. 4,400 SF on 6th floor; 5,200 SF - ground floor (Henry Street Level), and 1,250 - 7th floor. Move-in condition, low retrofit costs: excellent commercial space accessible 24/7 with central and tenant operated heating/cooling systems, two high-speed elevators and covered loading dock access for first floor; \$12.00/SF lease (negotiable); includes base year taxes, utilities and janitorial. For more information, please contact Leo Jones, Pyramid Brokerage, ljones@pyramidbrokerage.com (607) 754-5990, x317





1 N. Depot Street

Historic flat iron industrial warehouse located in former Erie Lackawanna rail yard, a historic stopping point in the main route between Hoboken, NJ and Buffalo, NY and was the site of S. Mills Ely & Co. wholesale groceries. A new developer is planning 70 studio apartments to tie in with the nearby State Street visual arts district with first floor retail, entertainment establishments and spaces for live/work pursuits. For more information, contact Josh Bishop, josh@jbbpropertymanagement.com, (607) 725-9721



229 State Street

Recently renovated six-story historic Gaylord Building (once Kelley Surgical) in the State Street Artists' Row area with upper story loft residential and commercial/office tenants on the first three floors. For more information on available office space please contact Nick Pappas, (631) 589-8600, x305



4-6 Main Street

Recently fully renovated commercial structure with 4,700 SF located on the west bank of the Chenango River near a busy downtown intersection. Tremendous potential for an upscale riverside bar, eatery or office with sweeping views of the riverscape and downtown. For more information, please contact Liam Burns, theliamburns@gmail.com, (607) 372-7125

Binghamton

Commercial Space Available



21 S. Washington Street

Beautifully renovated commercial structure with 4,300 SF located in the Southbridge business district at a gateway to the downtown. Great potential for sales or professional office. 25,898 vehicles pass this building ever day, just 3 miles east of Binghamton University. This site adjoins a south side residential neighborhood near to UHS Binghamton General Hospital and other professional offices. The space offers ample off-street parking with 20+ spaces, a large reception and central training areas, a collaborative floor plan with spacious conference rooms, 13 offices, large bathrooms and a full kitchen break area. Asking price is \$850,000, lease is \$6,062 per month. For more information, please contact Mary Kay McKinney, Keller Williams Realty Greater Binghamton marykaymckinney@gmail.com, (607) 343-2366



Binghamton

Commercial Space Available



33 W. State Street

Redevelopment opportunity with this 300,000 SF shopping plaza centrally located on 23 acres at northern edge of Binghamton less than a mile away from Interstates 81, 86 (NY-17) and 88; visible by over 98,000 cars per day. Located in a Brownfield Opportunity Area and a federal Opportunity Zone. Ideal for super market, outlet store, entertainment and/or residential uses. For more information, please contact, Mike Tomasulo, (201) 602-3672



67 Frederick Street

Redevelopment opportunity with this 173,188 SF industrial complex located on 11.2 acres on the northern edge of Binghamton adjacent to active rail lines (CP, Norfolk Southern, NYS&W) and Interstates 81, 86 (NY-17) and 88; visible to 98,000+ cars per day. Located in a Brownfield Opportunity Area and a federal Opportunity Zone. Ideal for heavy manufacturing, distribution, entertainment and/or residential uses. Existing manufacturing tenants are stable and growing. For more information, please contact, Maureen Wilson, Pyramid Brokerage, mwilson@pyramidbrokerage.com, (607) 754-5990



northern view



western facade



southern view



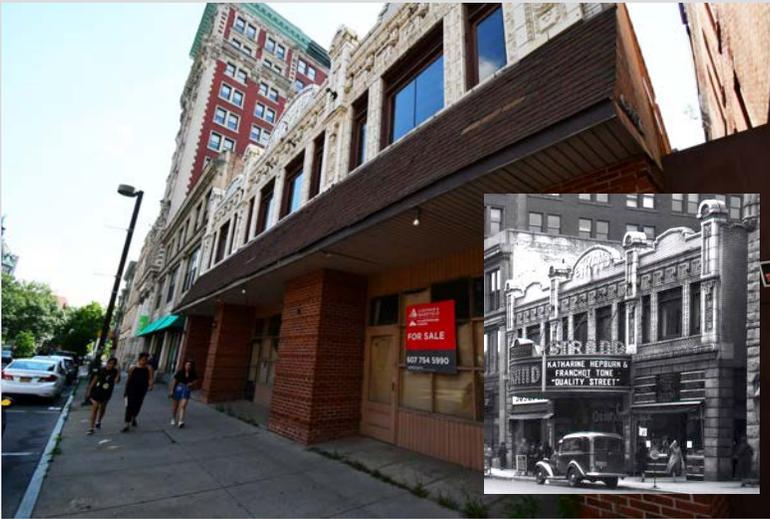
Butler building interior

135-149 Conklin Avenue: Dairy Plant



Unique opportunity with this 72,930 SF 2-story recently closed dairy plant located on 1.27 acres on the south side of Binghamton across from the downtown and adjacent to the Susquehanna River. Less than 2 miles from Interstates 81, 86 (NY-17) and 88. Ideally suited for dairy or food processing and distribution. For more information, please contact the City of Binghamton Economic Development Office, ecodev@cityofbinghamton.com (607) 772-7161

27 Chenango Street: Strand Theater



34,944 SF former movie and vaudeville theater with 1200 seats designed in the Art Nouveau style by Chicago architect, Leon H. Lempert, Jr. and built 1917-19. Structure is a redevelopment opportunity located in a State & National Register Historic District with potential tax credit financing. Original two-story front section designed with a center lobby and flanking retail spaces was last occupied by a 6,000 SF cafe that used the full extent of the first floor. Structure could be used for an eclectic combination of dining, residential, retail and entertainment space. Sale price: \$495,000. For more information, please contact Ethan Cook, ecook@pyramidbrokerage.com, (607) 754-5990.

31 Chenango Street



31 Chenango Street: available at \$495,000.00, ca. 1892, 23,900 SF, 3-story former theater located in the State and National Register Court Street Historic District; built in 1891 for banker, Charles F. Stone; designed by Sanford O. Lacey under supervision of famous area architect, Isaac Perry in the Richardsonian Romanesque style with rough-cut stone. One of area's first Vaudeville theaters, the Stone stage featured performances by Sarah Bernhardt, Ethel Barrymore and Lilly Langtree. In 1903, fire destroyed the interior. It was rebuilt in a year and hosted plays, symphony orchestras, and opera. By one account, Theodore Roosevelt made a whistle-stop campaign address from the second floor balcony (since removed). In 1931, it was converted to the "Riviera" Movie Theater, a single screen movie theater part of the Comerford movie chain. Later the theater was combined with the "Strand" movie theater next door.



Current condition: the theater was heavily modified in the 1930s into a single big-screen movie hall. Eclipsed in the following decades by radio, television and suburban multiplexes, the theater last screened X-rated films and went bankrupt in the 1970s. The building fell through successive owner disinvestment, was remodeled to support three bays of first floor retail spaces and the theater was closed off. The hall experienced further deterioration, seats were removed and a failing roof let in the elements. As of late 2020, the City secured NYS historic preservation funds to complete engineering studies of the Stone and Strand theaters, a first step in restoring/repurposing the buildings.

Development potential: the building retains a historic facade worthy of careful restoration. The cavernous shell needs bold rethinking, perhaps not for a single purpose, but as a mixed use structure with a fusion of amenities that are sought by increasing numbers of younger downtown residents seeking something beyond the ordinary.

What could it become?

A trendy spot *with* many things:

- Indoor Climbing Gym
- Microbrewery
- Distillery
- Loft apartments
- Walk-in health clinic
- Small theater/performing arts
- Office space
- Artist studios/galleries
- Archery range
- Fencing studio
- Restaurant/cafe
- Indoor market



For more information: Please contact Ethan Cook, Pyramid Brokerage, ecook@pyramidbrokerage.com, (607) 725-9118

Binghamton

Commercial Space Available



Charles Street Business Park 30 Charles Street



32-acre industrial park (22 acres remaining) located at 30 Charles Street and operated by the Binghamton Local Development Corporation is zoned for Industrial use, adjacent to 48 MW co-generation plant. The City of Binghamton will provide financial and technical assistance to significant commercial/industrial proposals for this site, which further citywide economic development efforts. Graded, shovel-ready, site of former GAF (Anitec) film plant deemed by NYS Dept. of Environmental Conservation as “cleaned to unrestricted use”. Located a mile from downtown on northwest side near residential area, Clinton and Main Street shops and eateries. Less than a mile from Interstate 81 and 0.5 mile from Interstate 86 (NY Route 17); 7.4 miles from Binghamton Regional Airport; located on Broome Transit (bus) route; NYS Department of Transportation ROWs in place for access to I-86/NY Route 17 at Exit 72. Electric/gas from New York State Electric & Gas; municipal water/sewer; Verizon – phone grid; fiber optic available from Spectrum, NYSEG, Sprint or AT&T. Located over one of the largest aquifers in NYS with 10-20 million gallons per day capacity. For more information, please contact the Economic Development Office at ecodev@cityofbinghamton.com (607) 772-7161



Headquarters of SaveAround, opened 2018



south view



southeast view



north view



SaveAround



48 MW cogeneration plant

Binghamton

Commercial Space Available



22 Charles Street/Binghamton Power Plant



47.7 MW co-generation/peaking plant located adjacent to the Charles Street Business Park available for sale. Few industrial sites offer immediate access to modern thermal and electrical power sources. Built in 1991 by International Paper, the plant provided 6 MW electrical and 15,000-45,000 pounds per hour of thermal power to the Anitec film manufacturing plant using a GELM5000 steam injected gas turbine. Facility is equipped with a back-up Auxiliary Steam Boiler (dual fuel) and connects to the New York State Electric & Gas 115kv transmission system. Plant has capability to produce up to 0.6

miles of 60,000 lbs/hour low-pressure process steam, (55 psig @ 250°F). The plant can also supply up to 0.5 MM gallons of demineralized water for plant or process. Facility operates on clean natural gas but has a 500,000 gallon fuel oil storage tank to run on oil as well. For more information please contact the City of Binghamton Economic Development Office, ecodev@cityofbinghamton.com (607) 772-7161



Binghamton

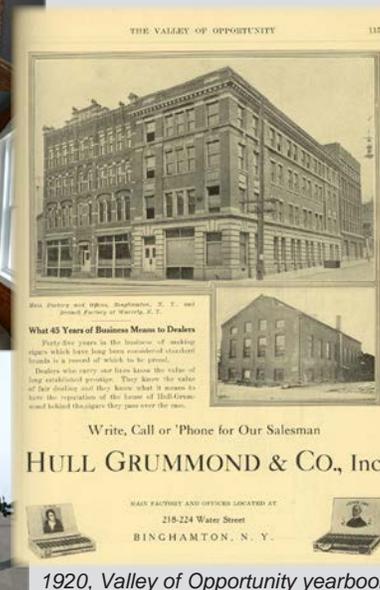
Commercial Space Available



218-224 Water Street, Hull-Grummond Cigar Factory



Beautifully renovated 10,000 SF 4th floor of historic cigar factory. Subdividable space with high ceilings, hardwood floors, exposed rafters, brick walls and commanding views of the downtown and river valley. Center hallway, modern restrooms and contemporary amenities. Located on a busy intersection above the Lost Dog Cafe and across from the DoubleTree Hotel and State Street parking ramp with nearby shops, microbreweries and eateries and around the corner from the Forum Theater. Asking lease is \$15.00/SF gross; space is divisible. For more information, please contact Ethan Cook, Pyramid Brokerage, ecook@pyramidbrokerage.com, (607) 725-9118.



Binghamton

Commercial Space Available



166-168 Water Street, Willey Block, Broome Republican Building



Carefully maintained two-building block consisting of the 5-story Willey Block at #168 and 3-story Broome Republican Building at #166. Built in 1913 as a silent movie theater the Willey Block retains its first floor theater marquee. The adjoining Broome Republican Building (ca. 1866-76) with its intricate corbelling and beautiful arched windows and thin columns housed an early Binghamton newspaper business. Since 2012, Water Street Brewing, a locally famous craft brewer has occupied the first floor of #168 and Nirchi's Pizza, a mainstay Binghamton eatery is located at #166. Upper story space is available in both buildings:

- 400 SF space on the northeast side of the 5th floor of #166 with separate entrance from hall and elevator
- 300 SF space on the 3rd floor of #168 overlooking Water Street
- 2nd floor of #166 overlooking Water Street, approximately 1,980 SF that could be subdivided

Located in the heart of downtown across from Boscov's Department Store and the 672-car Water Street Parking Ramp. Nearby is the Lost Dog Café, Old World Deli, The Garage and across from the Holiday Inn and Hilton DoubleTree hotels, shops, microbreweries and eateries. Asking lease is \$12.00/SF, negotiable. For more information, please contact Dave Lebous, dlebous@subwaycny.com, (607) 722-3193.



50 Front Luxury Apartments



New 218,000 SF luxury apartment building located on lower Front Street on the west bank of the Chenango River across from downtown. With 2,000 - 5,500 SF first floor commercial space available, ideal for general office, professional suites, retail or restaurant use. For more information, please contact Maureen Wilson, Pyramid Brokerage, mwilson@pyramidbrokerage.com, (607) 754-5990 or Ethan Cook, ecook@pyramidbrokerage.com, (607) 725-9118

13 Main Street



2,020 SF single-story corner building located at the busy intersection of Front and Main Streets. Masonry construction building with full basement. Excellent location for a retail store or takeout eatery that thrives on visibility. Owner is open to development ideas and has considered an eatery with rooftop dining area. For more information, please contact Liam Burns, theliamburns@gmail.com, (607) 372-7125

13 Main Street improved through NY Main Street Program with contemporary facade

Binghamton

Commercial Space Available



5 Main Street



5 Main Street is part of the recently completed NY Main Street program and received an exterior renovation. This local landmark structure is situated at the western end of the Court Street Bridge and offers a 1,144 SF first floor retail space. It is adjacent to Thai Time, Peterson's Tavern and Despina's Mediterranean Taste. Excellent location for a retail store or takeout eatery that thrives on visibility. For more information, please contact the Binghamton Economic Development Office, ecodev@cityofbinghamton.com, (607) 772-7161



Binghamton

Commercial Space Available



41-47 Chenango Street



Recently renovated two-building block consisting of the 4-story Calumet IOOF Lodge (ca. 1896) at #41 and 2-story Kilmer Building at #47. Upper stories renovated for student housing - a new masonry subfloor separates, sound and fireproofs main commercial and upper stories. 5,700 SF available at #41 and up to 3,300 SF with small office space at #47. Space carpeted and lighted; largely in move-in condition. Parking in adjacent State Street ramp. Lease subject to term and buildout. For more information, please contact John Current, Pyramid Brokerage, jcurrent@pyramidbrokerage.com, (607) 621-6646



Binghamton

Commercial Space Available



187 Clinton Street, Vail-Ballou



Redevelopment opportunity with this 4.1 acre former industrial site located on a busy east-west corridor on the north side of Binghamton. Site is less than a mile from the Mygatt Street exit from NY-17/I-86 and under 2 miles from interchanges for Interstates 81 and 86. Located in a Brownfield Opportunity Area, zoned I-2 Light & Medium Industrial. Site also includes acreage of former bank building at 181, 185 Clinton. For more information, please contact Rogers Service Group at (607) 797-7333.



26 Brandywine Avenue, former City of Binghamton garage



Redevelopment opportunity with this former City of Binghamton Public Works garage site and transfer station located on the northern edge of downtown Binghamton and adjacent to highway interchange for I-81/NY-17/I-88 from NY-363/NY-7. Cleared 2.06 acre site is zoned I-3 Heavy Industrial and located adjacent to rail lines, concrete and scrap/recycled metal businesses. For more information, please contact Binghamton Economic Development at (607) 772-7161, ecodev@cityofbinghamton.com

29 Brandywine Avenue, former Carquest Auto



Former auto parts store located at a prime intersection adjacent to highway interchange for I-81/NY-17/I-88. This relatively new 5,400 SF masonry and steel building is located on .92 acres, has 30 paved parking spaces and room for much more! Ideal for a variety of industrial and commercial purposes, e.g., retail store, fitness facility or service business. For more information, please contact Thomas Reid, Exit Realty at (917) 660-2538, treid@exitnys.com



Price	\$289,000
Building SF	5,400
Lot Size	350'x 128'
Tax ID	144.83-3-31
Taxes	\$44,921.66
Assessment	\$490,714
Zoning	I-3 Heavy Industrial

439 Court Street, former A&W Restaurant



Former A&W Restaurant with 3,528 SF located on the eastern edge of Binghamton on 0.59 acre site along a busy thoroughfare adjacent to I-81. For more information, please call Manjot Dhillon (732) 672-0341, dmanjot@hotmail.com.

Binghamton

Commercial Space Available



72 Carroll Street, former Central Fire Station



Attractive 1,100 SF professional office space available at the renovated former Central Fire Station. Located just off Court Street near to the Koffman Southern Tier Incubator, Piaker & Lyons Accountants, Keystone Engineering, Broome County Public Library, Phelps Mansion Museum, Security Mutual Life Insurance and a block from Governmental Plaza. Ideal for an attorney, design, engineering or creative business. Asking lease is \$14/SF/NNN. For more information, please contact Matthew Carcone, Gordon James Realty, (202) 683-6097, matthew@gordonjamesrealty.com or Joe Terpstra, (646) 995-8367



109 Eldredge Street



1,200 SF space located in an I-2 Light & Medium Industrial zoned on the northern edge of the downtown. Convenient access to highway interchanges for I-81, 88 and NY-17/I-86 via Brandywine Avenue. Great small office/warehouse location for a contractor with parking for 6 cars. Asking lease is \$1,200 per month not including utilities. For more information, please contact Frankie Acquisto at (607) 624-6530, Donnie.nineiron@hotmail.com

Binghamton

Commercial Space Available



89 Robnson & 4 Montgomery Street



Asking \$339,000 for this well maintained warehouse/manufacturing facility located in an I-3 Heavy Industrial zone area. Multiple garage doors and loading docks for this 16,300 SF facility. 16' ceilings, 400 AMP service, suspended gas forced hot air units, parking for 8-10 vehicles. Convenient access to highway interchanges for I-81, 88 and NY-17/I-86. For more information, please contact Leo Jones, Pyramid Brokerage, ljones@pyramid-brokerage.com, (607) 754-5990, x317

136 Park Avenue



Asking \$230,000 for this fraternal organization space. A former grocery store it has 8,000 SF with loading dock and 72 parking spaces. Large commercial kitchen and bar with tiled floor and drop ceilings. Located in a C-4 Neighborhood Commercial District which permits a wide variety of office and service businesses. Adjacent to Chenango Point Cycles and near Binghamton Zoo and Discovery Center. For more information, please contact Maureen Wilson, Pyramid Brokerage, mwilson@pyramidbrokerage.com, (607) 754-5990, x323

Binghamton

Commercial Space Available

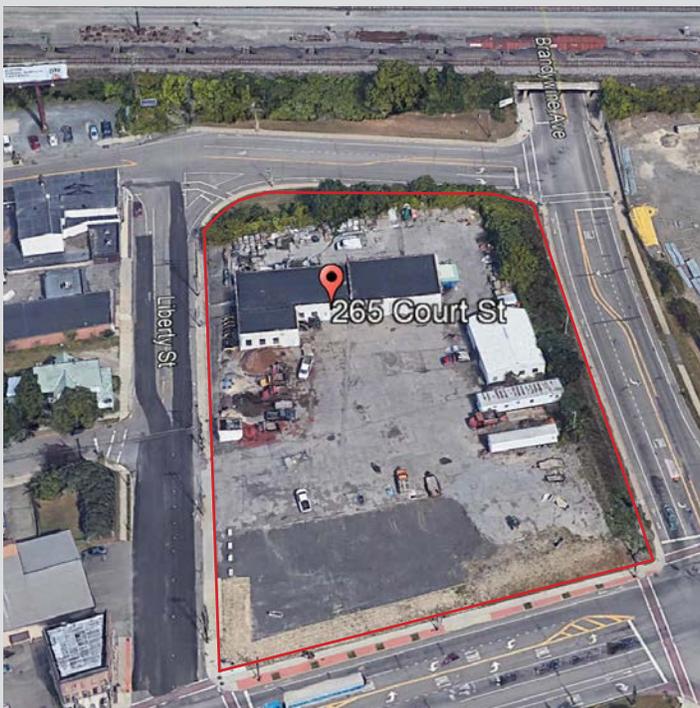


10&12 W. State Street, 445 State Street



Cleared 2.69 acre parcel assemblage of 10 & 12 W. State St. (1.02 acres) and 445 State St. (1.67 acres) next to Binghamton Housing Authority - Canal Plaza-residential/grocery store project. Zoned C-1 Service Commercial; suitable for retail/housing development. Across from Binghamton Plaza and north of downtown. Less than a mile from I-81, 88 and NY-17/I-86. For information, please contact Binghamton Economic Development, (607) 772-7161, ecodev@cityofbinghamton.com.

265 Court Street, former NYSEG Gas Business Training Unit



1.85 acre site formerly occupied by NYSEG's Gas Business Training Unit located at the intersection of Court Street and Brandywine Avenue located on the northern edge of Binghamton and the downtown and less than a mile from highway interchange for I-81/NY-17/I-88 from NY-363/NY-7. Great potential for retail/service business. For more information, please contact Mike Maciak, (607) 760-1725.

Binghamton

Commercial Space Available



9 Slauson Avenue



0.82 acre former industrial site located on the northern edge /First Ward area just off Clinton Street, a major east-west thoroughfare and less than a mile from the downtown and highway interchanges for I-81/NY-17. Zoned I-2 Light & Medium Industrial. Great potential for light industrial, warehousing or industrial service.



For more information on this City of Binghamton-owned property, please contact Binghamton Economic Development, (607) 772-7161, ecodev@cityofbinghamton.com.

Binghamton

Commercial Space Available



499-509 Court Street, former MacLennan's Florist



Now asking \$210,000 for this 4,880 SF single story building on 1.7 acres on eastern edge of Binghamton with 433' of frontage within minutes of downtown. Bounded by 3 city streets. Zoned Commercial 1, all city utilities, located on a bus line in an area with strip development - adjacent to McDonald's, Burger King and Taco Bell. A few minutes away is KFC, CVS, Dick's, Weis Markets and Rite Aid.

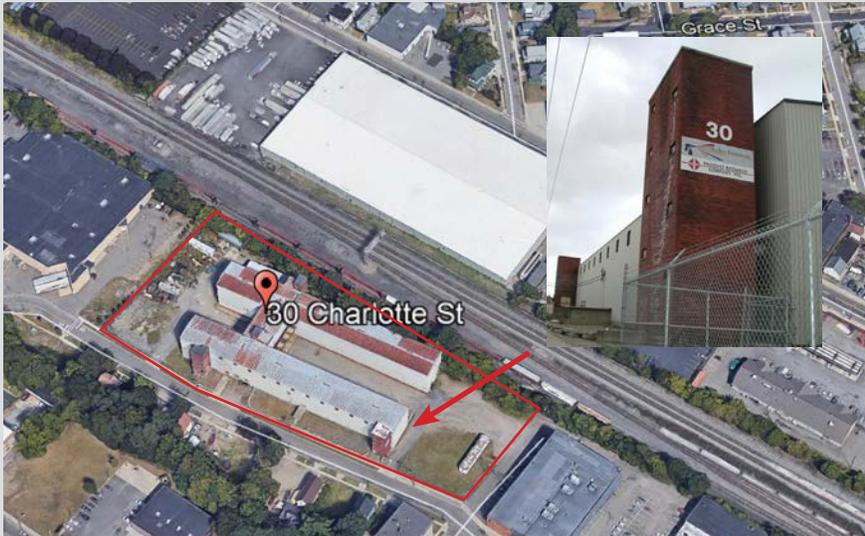
For more information, please contact Peter Cirba at (607) 760-1446 Petercirba.com, [cirbapj_@pronetisp.net](mailto:cirbapj@pronetisp.net)

Binghamton

Commercial Space Available



30 Charlotte Street



Former Dunn-McCarthy Shoe Factory: 100,000+ SF, 4-story wood mill frame and brick building; clean, excellent incubator-type manufacturing assembly space with concrete floors, compressed air and wiring previously occupied by IBM and Universal Instruments located on Binghamton's West Side. Conveniently located off Main Street (NY Rte. 17C) and 1.1 miles from I-81; adjacent to Foundry Plaza shopping center.



Interior view - Product Research

For more information on this property, please contact Binghamton Economic Development Office, (607) 772-7161, ecodev@cityofbinghamton.com.



example second floor space

Binghamton

Commercial Space Available



217-219 Washington Street, "The Shop"



Restaurant (and building available): the historic Brown Building (ca. 1887) is a 21,270 SF 5-story building with two ground-floor tenant commercial businesses and 15 fully-occupied apartments. Original home of the John Brown Fruit & Produce Co. and subsequently the *Evening Herald* newspaper, a prominent daily at the turn of the 19th century, this remarkable old building features a beautifully intact castellated tin cornice. One of the commercial spaces, "The Shop" is a newly reconstructed 2,000 SF trendy Eurostyle bar/restaurant with brick walls, finished hardwood floors high ceilings and industrial furnishings with new plumbing and electric throughtout. It serves eclectic foods and

beverages and is a popular downtown gathering space. Located next to the popular Garage taco bar and Lost Dog Cafe it is across the street from the Forum Theater. The 75-seat restaurant/bar, with its fully-equipped kitchen and furnishings are available, owners are willing to train. Asking price is \$160,000 plus a 5-year lease at \$2,900/month. For more information, please contact Maureen Wilson, Pyramid Brokerage, mwilson@pyramidbrokerage.com, (607) 754-5990.

Binghamton

Commercial Space Available



285 Main Street, former Giant grocery store

Available former grocery store and neighborhood shopping center with 43,835 SF on 3.05 acre parcel located on busy east-west main thoroughfare (NY Route 11): 31,853 SF store; 2,831 SF mezzanine; 11,942 SF satellite space. Located less than 1.0 mile from interchange for I-86 (NY Route 17) and near to exciting new Ansko Lofts housing development. For more information, please contact Binghamton Economic Development, (607) 772-7161, ecodev@cityofbinghamton.com



Binghamton

Commercial Space Available



21 Emma Street, former Marli Manufacturing



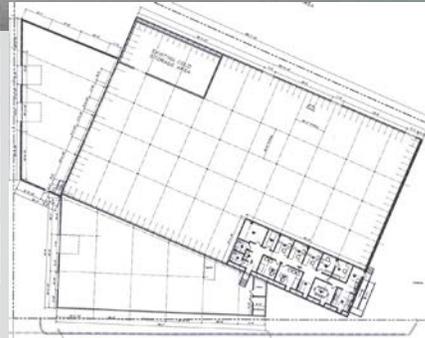
Asking \$4.50/SF plus utilities for this former small manufacturing facility with 17,500+ SF on 0.94 acre site located off busy east-west main thoroughfare (NY Route 11). 11,094 SF clearspan warehouse with 16' ceilings and 5,929 SF section with 19' ceilings; 3 loading docks - 2 dock high and one ramped; 400 AMP service; small office with 900 SF; rubber roof and dry sprinkler system; zoned Light & Medium Industrial; small parking facility. Located less than 1.0 mile from interchange for I-86 (NY Route 17) and nearby to exciting new Ansco Lofts housing development. For more information, please contact Leo Jones, Pyramid Brokerage, ljones@pyramidbrokerage.com, (607) 754-5990, x317

Binghamton

Commercial Space Available



73 Griswold Street



20,000+SF Quonset building located on the City's north side in an Industrial I-3 zoning district very accessible to the major highways and downtown, near popular local restaurant Cortese's. The building is owned by F.E. Jones Construction and has long-standing tenants Java Joe's Roasting Company and Boar's Head Provisions. There is a 10,000 SF space available at \$2.75/SF that was an indoor archery range and pro shop. The building has 200A/3-phase electric, 6" slab construction with 18' ceilings and a shared indoor loading dock. For more information please contact, Frank Jones, frankjones@fejones.com, (607) 348-0045