

# 24 N 7th Office Suites

24 N 7th St, Stroudsburg, PA 18360



## OFFERING SUMMARY

Available SF:	155 - 715 SF
Lease Rate:	\$18.00 - 20.00 SF/yr (NN)
Lot Size:	0.0 Acres
Year Built:	1902
Building Size:	3,850 SF
Renovated:	2014
Zoning:	C-2

## PROPERTY OVERVIEW

Recently renovated and spectacular professional office suites in downtown Stroudsburg's Courthouse Square business area. Hard to find anything this nice. Just steps away from the courthouse, Main St, and other local professionals, this location also offers the convenience of downtown and easy access for your clients. The high standards of this professionally updated building will impress and serve your business well. On site secure mailbox, central air, shared conference room, euro lavatories, kitchenette, off street parking for tenants, common area cleaning services, and an atmosphere to impress clients. All lighting is LED and building is updated with electronic locks and new HVAC systems.

## LOCATION OVERVIEW

Located in the beautiful and bustling Courthouse Square of Stroudsburg, PA.

## PROPERTY HIGHLIGHTS

- Conference Room
- Luxury Kitchenette
- High-End Bathrooms

### Dan Lichty

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### Terri Mickens, CCIM

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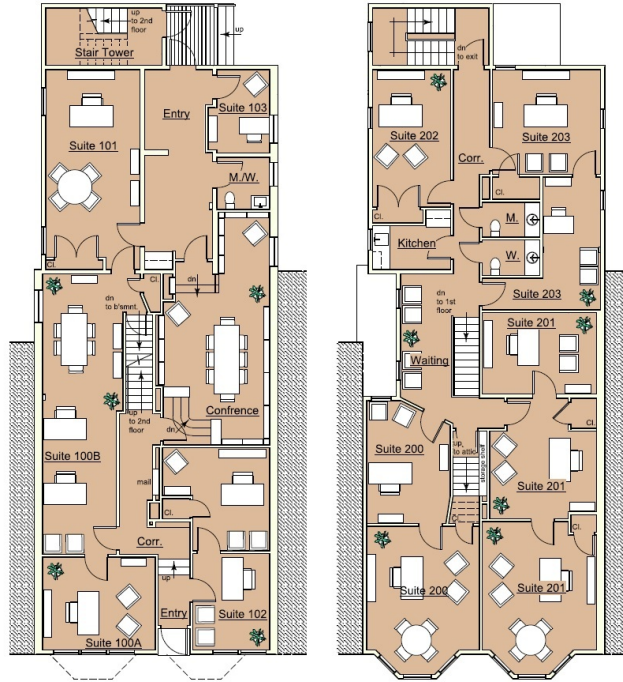


LEASE TYPE | NN

TOTAL SPACE | 155 - 715 SF

LEASE TERM | Negotiable

LEASE RATE | \$18.00 - \$20.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	454 - 715 SF	Modified Net	\$20.00 SF/yr	455 SF, two room suite overlooking N 7th St CAM \$10/SF includes - Electric, Heat, Common area Cleaning, Security, water/sewer.
Suite 101	Available	260 - 715 SF	Modified Net	\$18.00 SF/yr	260 SF, one room suite on N 7th St CAM \$10/SF includes - Electric, Heat, Common area Cleaning, Security, water/sewer.
Suite 200	Available	365 SF	Modified Net	\$18.00 SF/yr	365 SF, 2 room suite overlooking N 7th St CAM \$10/SF includes - Electric, Heat, Common area Cleaning, Security, water/sewer.
Suite 201	Available	534 SF	Modified Net	\$18.00 SF/yr	534 SF, three room suite overlooking N 7th St CAM \$10/SF includes - Electric, Heat, Common area Cleaning, Security, water/sewer.
Suite 202	Available	155 SF	Modified Net	\$18.00 SF/yr	155 SF, one room suite on N 7th St CAM \$10/SF includes - Electric, Heat, Common area Cleaning, Security, water/sewer.

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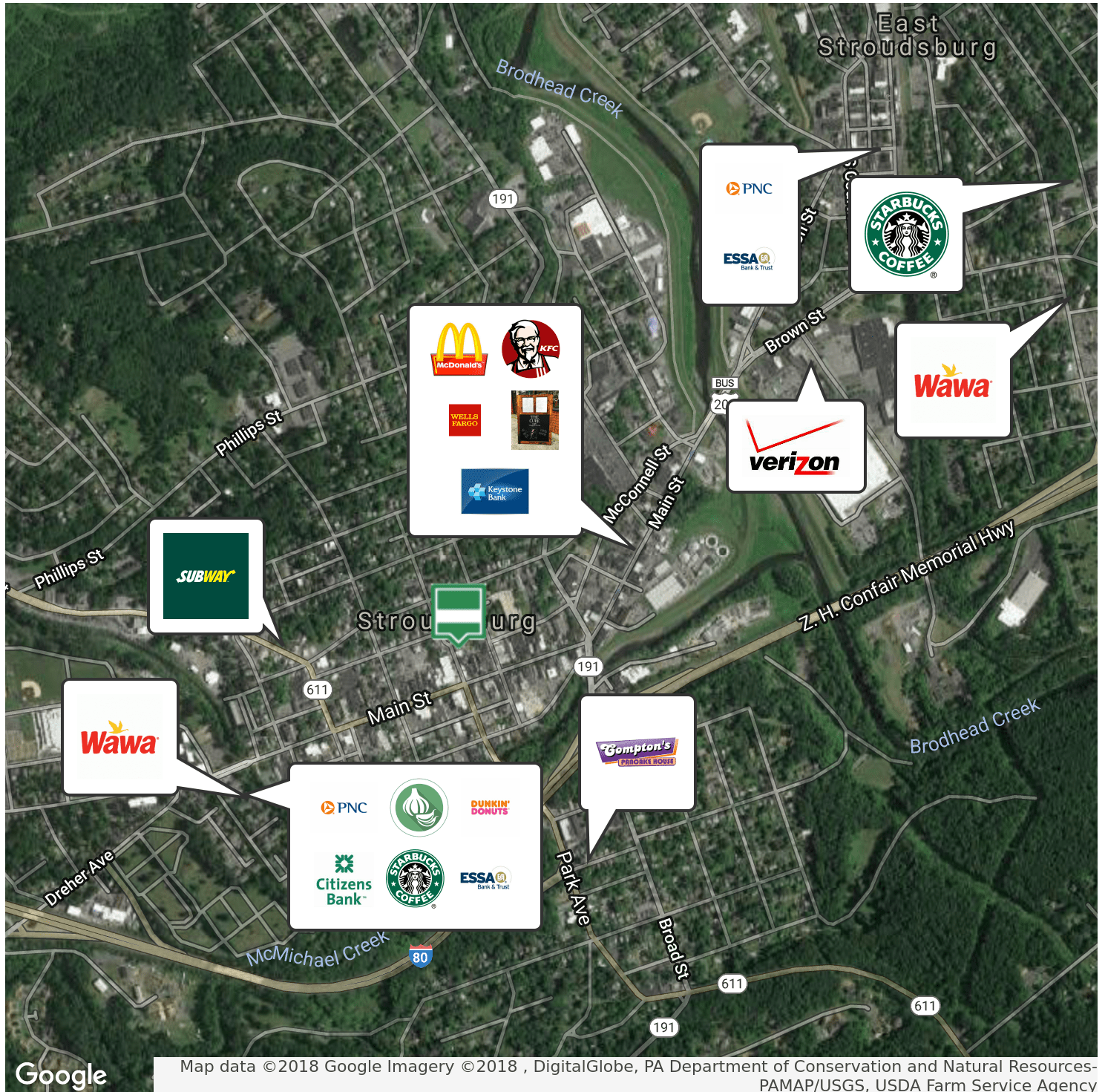
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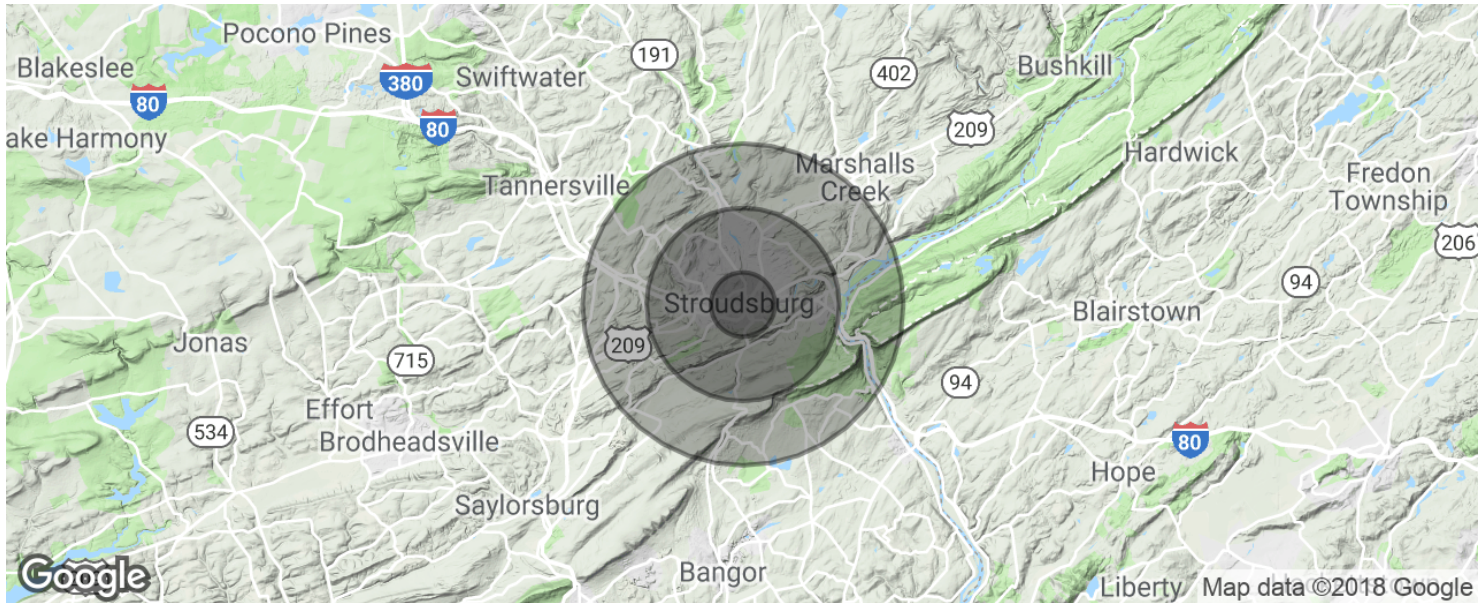
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# 24 N 7th Office Suites

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,522	32,802	51,364
Median age	30.3	34.0	36.2
Median age (Male)	28.3	32.8	35.0
Median age (Female)	32.5	35.0	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,080	11,543	18,030
# of persons per HH	2.8	2.8	2.8
Average HH income	\$54,219	\$63,043	\$69,487
Average house value	\$218,188	\$232,525	\$244,434

\* Demographic data derived from 2010 US Census

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