

# For Lease

## 825 N. BROADWAY AVENUE

HUDSON ESSEX BUILDING



### Property Description

A four-story, brick office building with concrete columns, floors and roof structure. Originally built in 1923 and completely restored, Hudson Essex Building offers Class "A" interiors with translucent glass demising walls, exposed ceilings and security access throughout the building. With free indoor parking, a full service lease and responsive building management, Hudson Essex Building is an ideal office location.

### Property Highlights

- OFFICE SPACE FOR LEASE
- Free Indoor Garage Parking
- Historic Automobile Alley
- Convenient Interstate Access
- Bullpen/ Break Area
- 8 Offices

### Offering Summary

**Lease Rate:** \$24.00 SF/yr (Full Service)

**Available SF:** 4,219 SF

**Building Size:** 30,890 SF

### Demographics

	1 Mile	5 Miles	10 Miles
Total Households	2,941	76,051	256,688
Total Population	6,053	194,396	639,933
Average HH Income	\$59,917	\$44,437	\$53,018

**RICK PRITCHETT, CCIM**

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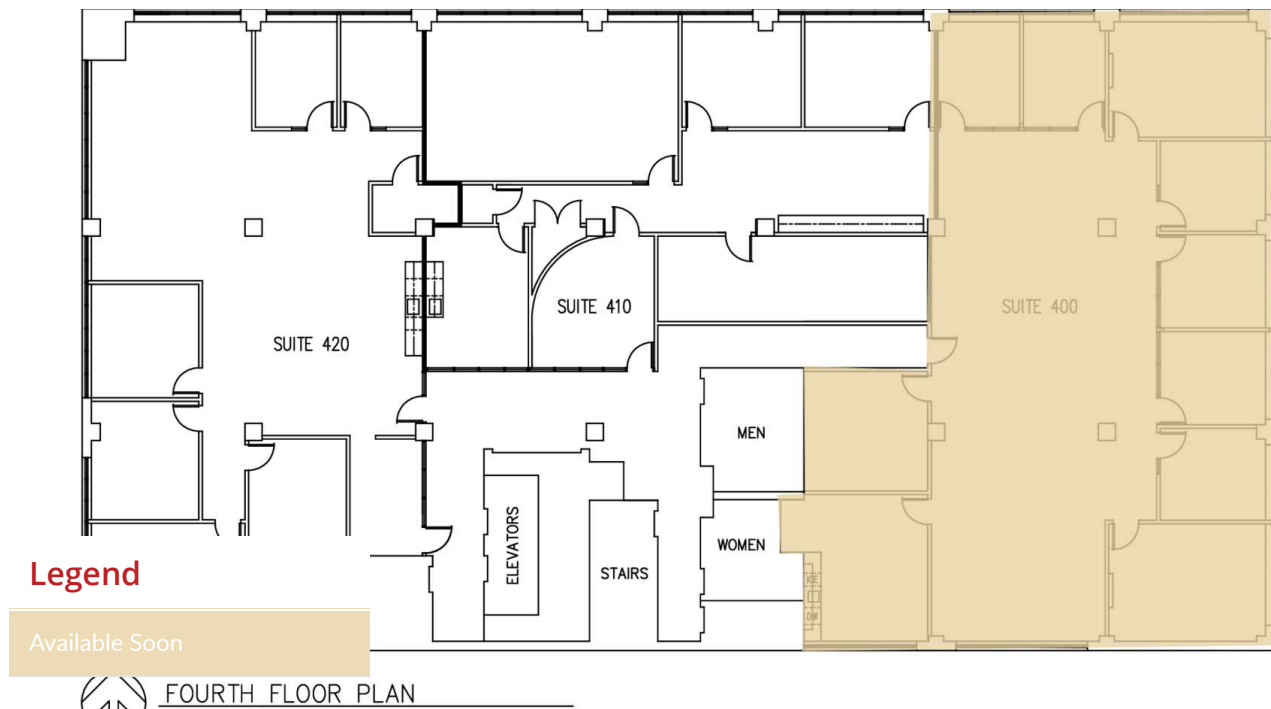
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### Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	4,219 SF	Lease Rate:	\$24.00 SF/yr

### Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 400	Available Soon	4,219 SF	Full Service	\$24.00 SF/yr	Available May 2025

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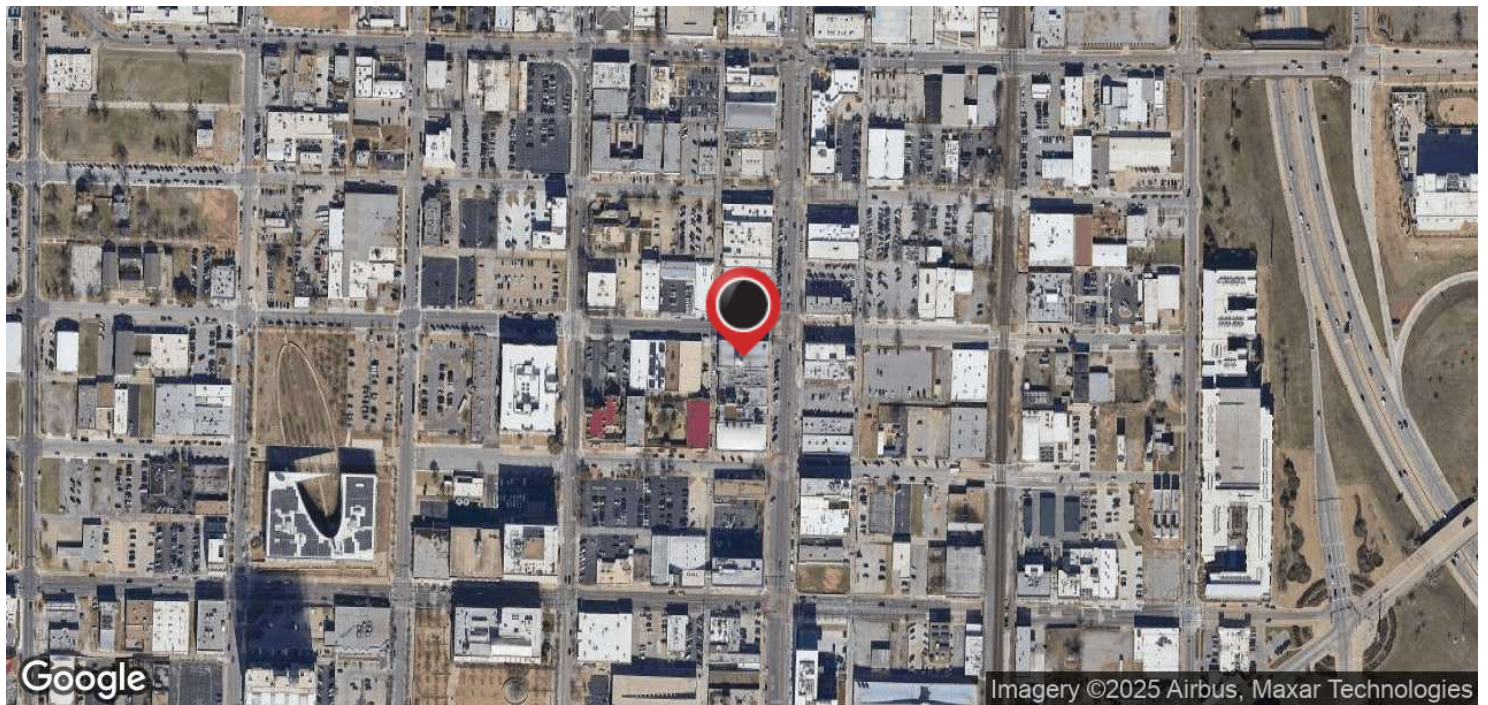
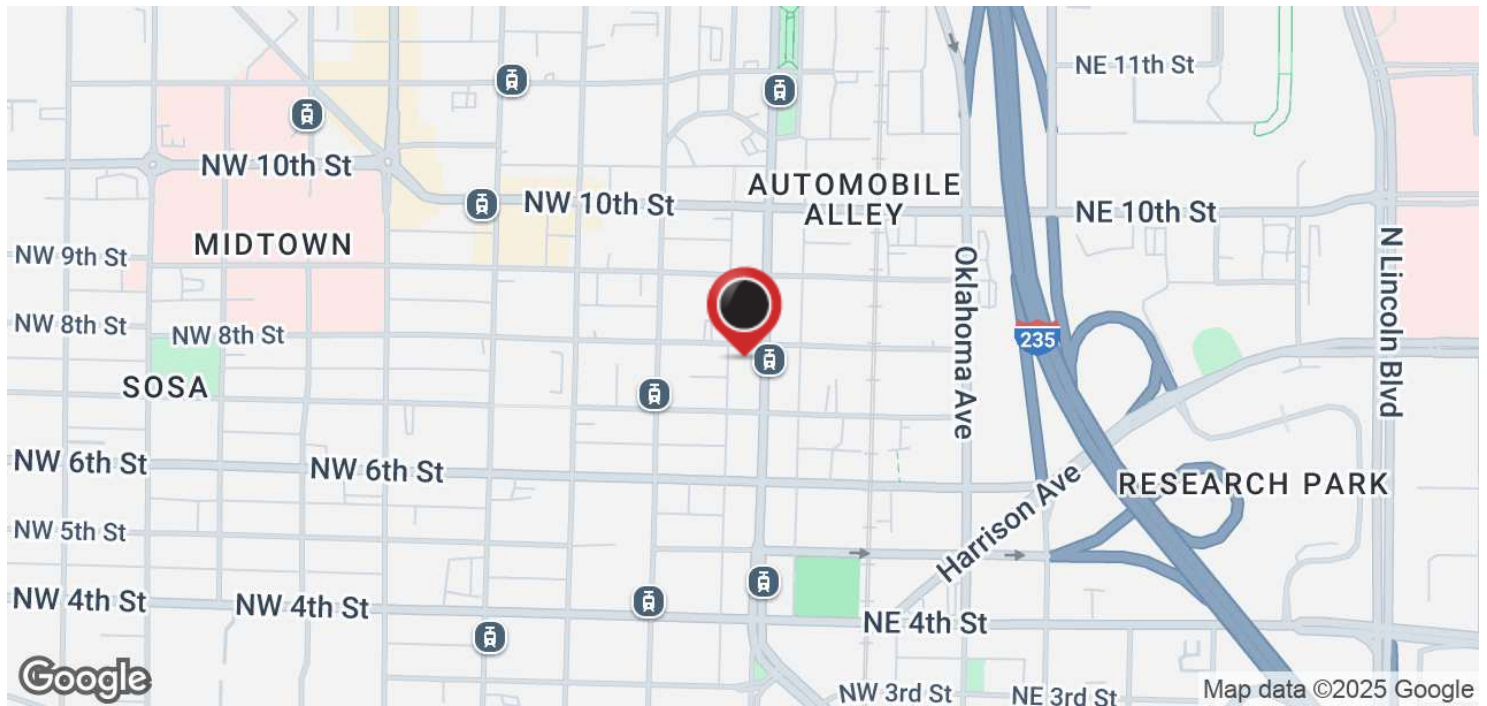
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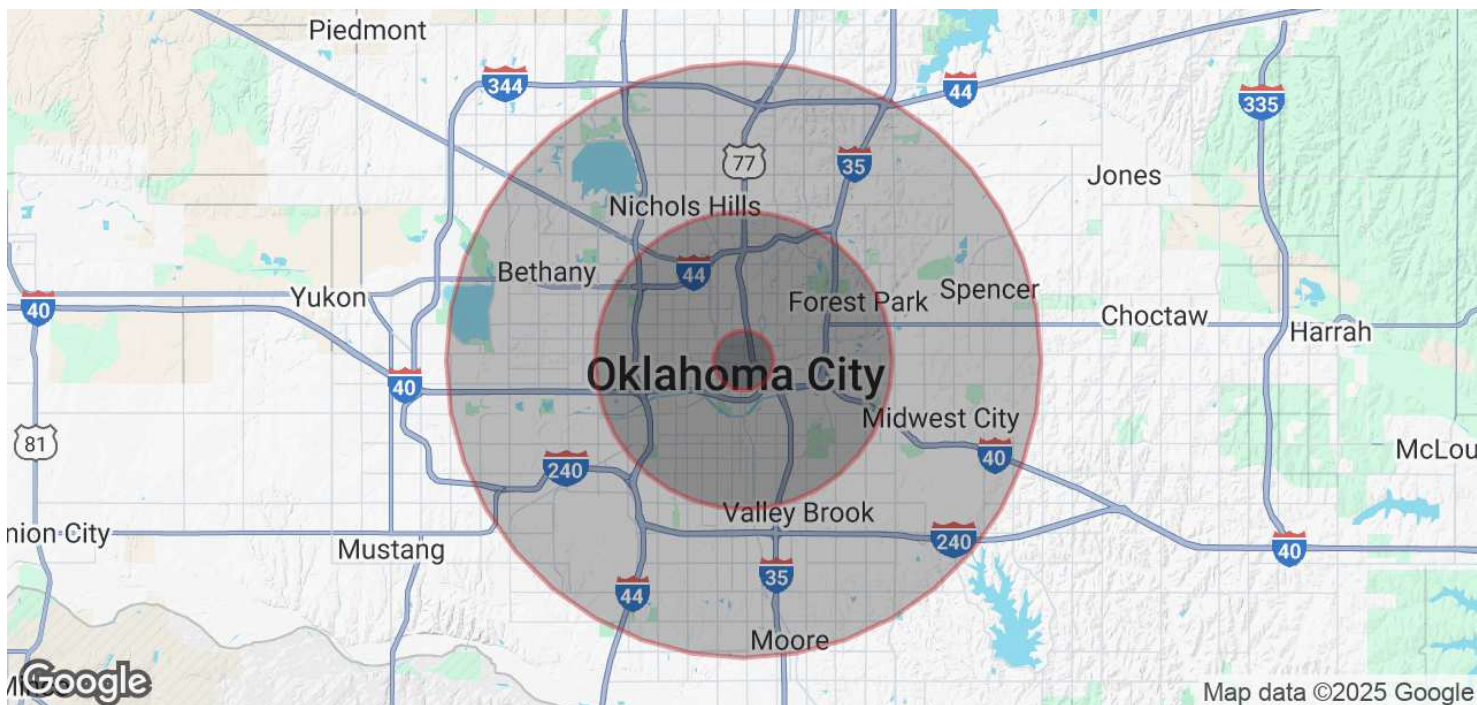
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### Population

#### 1 Mile

#### 5 Miles

#### 10 Miles

Total Population

6,053

194,396

639,933

Average Age

34.7

33.4

34.0

Average Age (Male)

35.3

32.9

33.0

Average Age (Female)

32.7

33.8

35.1

### Households & Income

#### 1 Mile

#### 5 Miles

#### 10 Miles

Total Households

2,941

76,051

256,688

# of Persons per HH

2.1

2.6

2.5

Average HH Income

\$59,917

\$44,437

\$53,018

Average House Value

\$424,712

\$135,861

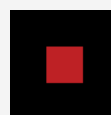
\$139,594

2020 American Community Survey (ACS)

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