



**LEASE**

# The Perry Building

**89 COURT ST**

Binghamton, NY 13901

**PRESENTED BY:**

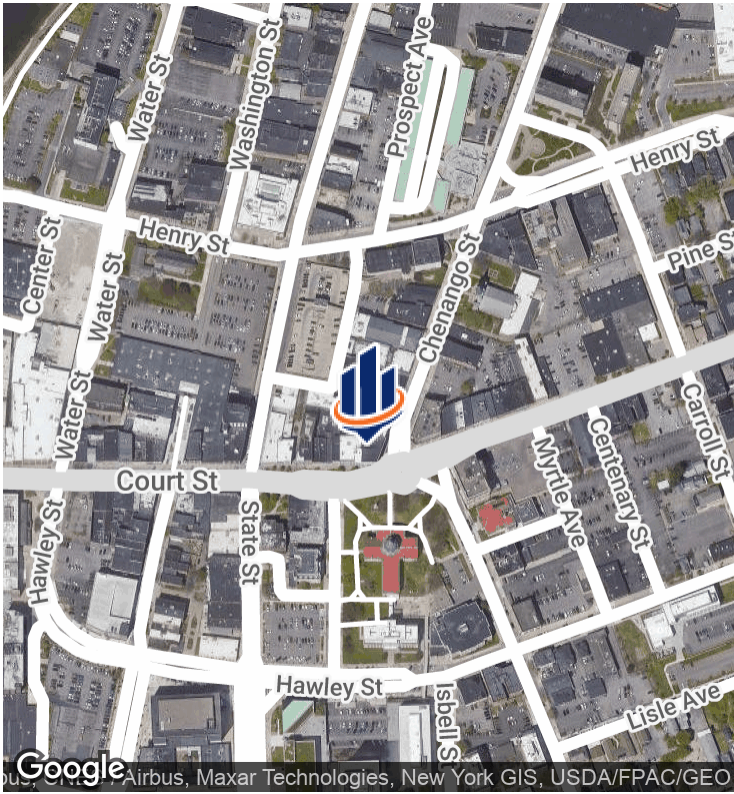
**SCOTT WARREN, CCIM**

O: 607.621.0439

[scott.warren@svn.com](mailto:scott.warren@svn.com)



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.00 - 15.00 SF/yr (MG)
BUILDING SIZE:	16,416 SF
AVAILABLE SF:	600 - 4,000 SF
LOT SIZE:	0.1 Acres
ZONING:	Downtown Business District
MARKET:	Binghamton Office
SUBMARKET:	Binghamton Retail

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PROPERTY OVERVIEW

Experience a rare opportunity to lease the top three floors of this iconic downtown Binghamton landmark, renowned as one of the city's most unique and prestigious buildings. Each floor is 4,000 Square Feet. Subdivision is possible. There is also a 600 SF office at the street level for \$15/SF. The Lease is modified gross. Originally constructed in 1876 by the acclaimed architect Isaac Perry, who also designed the State Capital Building in Albany, this location exudes a sense of architectural grandeur and historical significance. Centrally positioned at the Chenango Street Roundabout in the heart of Historic Downtown Binghamton, this location benefits from heavy traffic flow and the utmost convenience. Moreover, it is within easy walking distance of prominent institutions such as the Courthouse, County Office Building, Security Mutual, State Office Building, and City Hall, making it an ideal hub for any office seeking prestige and accessibility. If location is the key to success, this building undoubtedly offers the full spectrum of advantages.

PROPERTY HIGHLIGHTS

- Excellent central Downtown Location with heavy foot and vehicle traffic.
- Elevator access to upper floors.
- Prestigious building built by Isaac Perry.
- One of the few remaining all steel buildings in the United States.
- On the Chenango Street roundabout.



## ADDITIONAL PHOTOS



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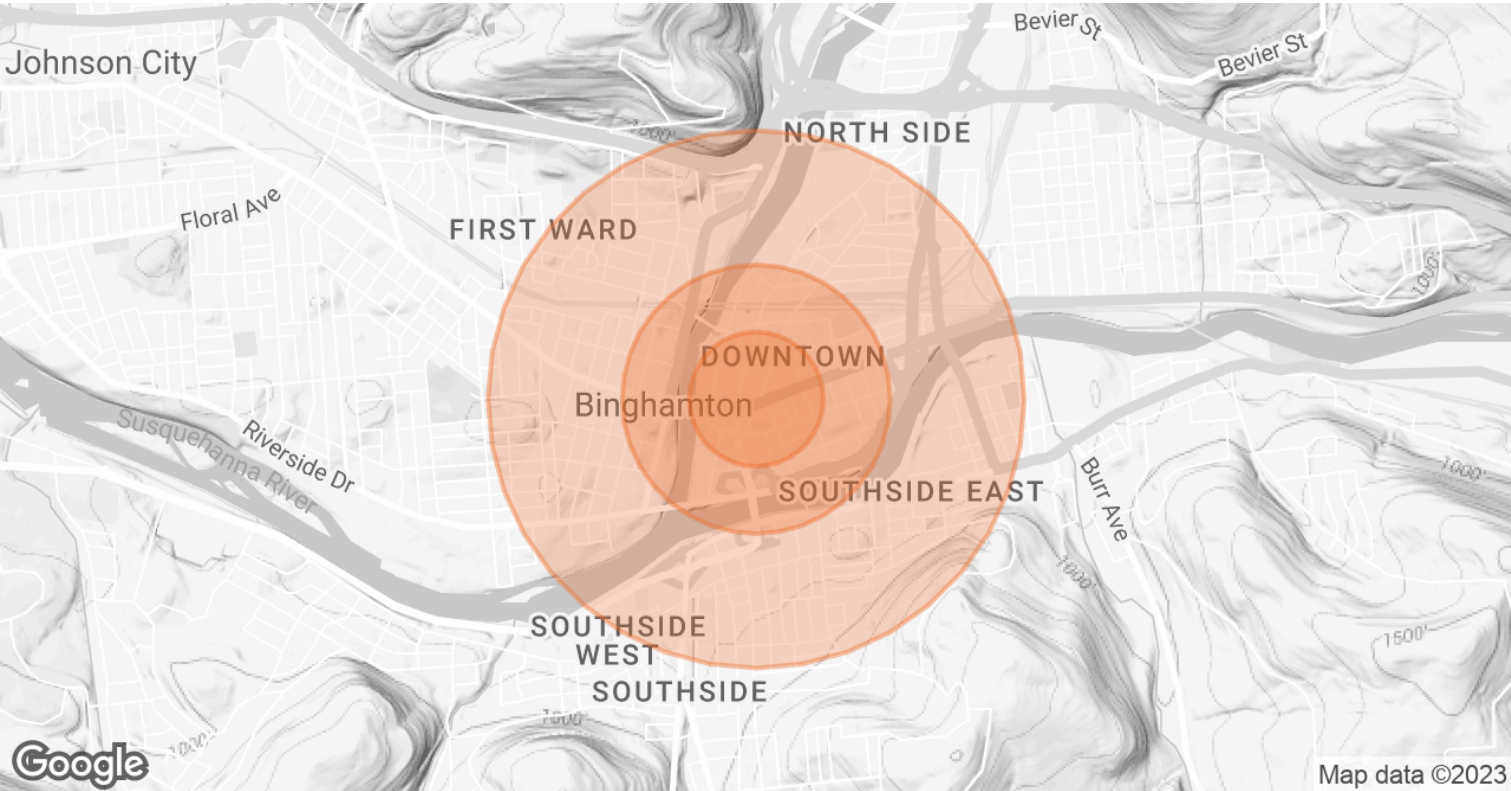
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	735	3,880	16,949
AVERAGE AGE	42.1	45.2	34.5
AVERAGE AGE (MALE)	37.7	39.6	33.0
AVERAGE AGE (FEMALE)	41.8	47.2	36.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	810	2,714	9,786
# OF PERSONS PER HH	0.9	1.4	1.7
AVERAGE HH INCOME	\$12,409	\$26,554	\$36,348
AVERAGE HOUSE VALUE	\$0	\$50,788	\$78,731

\* Demographic data derived from 2020 ACS - US Census

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