



185 CLINTON AVE, CORTLAND, NY 13045

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## Premium Office Space Centrally Located

**The Crescent Commons is a New York State Historic Preservation project with additional funding from an Economic Development Grant and a National Grid Grant.**

# About Crescent Commons

The first section of the Crescent Corset building was constructed in the 1930's, the first of four additions that would eventually contain 144,000 square foot. The upper floor of the building was used to sew and assemble corsets, bras and undergarments for women, the lower floor was used to cut the fabric and the middle floor housed the company's corporate offices and for shipping and receiving.

Today, The Crescent Commons houses 47 upscale loft style market-rate one and two bedroom apartments and the middle floor contains 40,000 s/f of office space. In addition, there is a potential 30,000 square feet of good quality space on the lower floor for a wide variety of activities, some of which include offices, light manufacturing, warehousing and wholesaling.

The facility is located on the fringe of downtown Cortland. Onsite parking contains over 175 spaces, with street parking adding sufficient capacity for 100% use of the building.



# Phase II of the Commercial Development

Phase I of the commercial space, completed in the spring of 2018, contains 23,500 s/f and if fully occupied. Phase II was completed in January of 2019 and contains 16,500 s/f with 6,700 s/f finished as single offices and office suites.

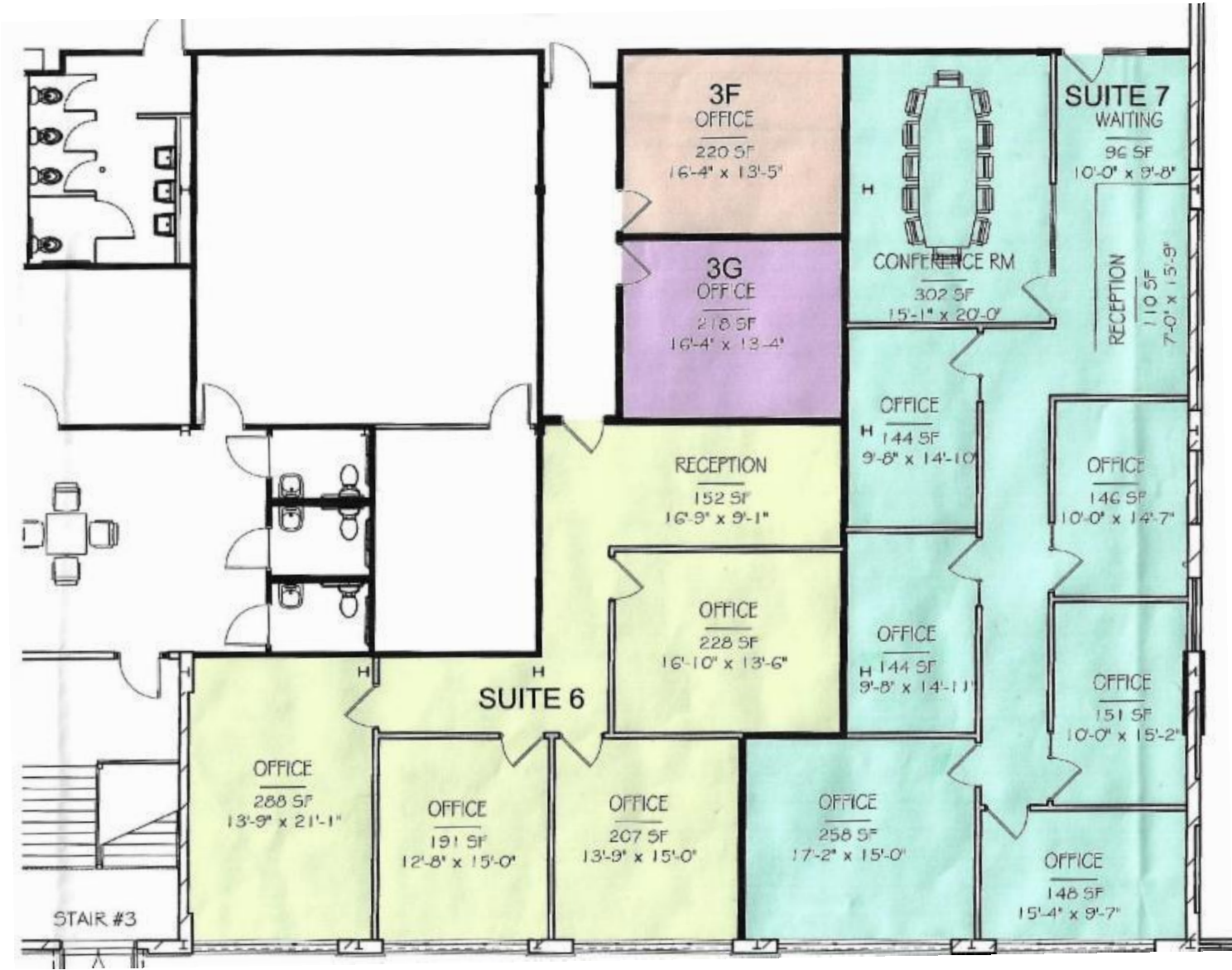
## East Side Complex



Suite 3 contains one and two room offices, ideal for single executive office or office with waiting room or reception room:

3-A	204 s/f	Single office
3-B	324 s/f	Two rooms – waiting room or reception
3-C	420 s/f	Two rooms “ “ “
3-D	198 s/f	Two rooms “ “ “
3-E	187 s/f	Single Office
Suite 4	879 s/f	Four offices with a large common space
Suite 5	1,116 s/f	Three large offices with a 224 s/f commons space

# West Side Complex



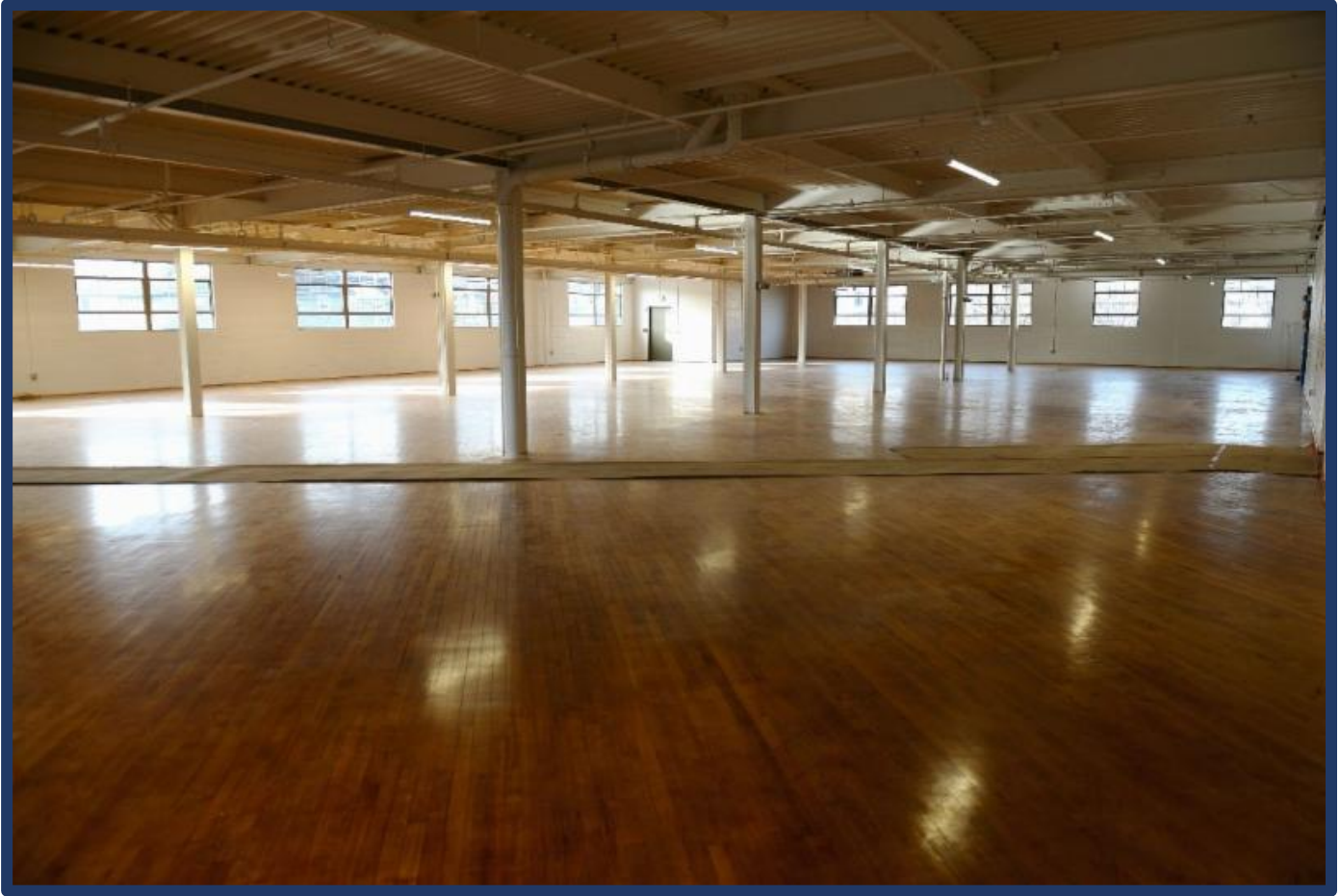
Suite 3-F	238 s/f	Single Room – can have access to Suite 3-G
Suite 3-G	238 s/f	Single Room - can have access to Suite 3-F
Suite 6	1,411 s/f	Four offices and on reception area
Suite 7	1,975 s/f	Six offices, conference room and reception are

**Pricing:**

Offices(3A-3G): 187 s/f – 420 s/f	\$325 - \$725 mo. includes utilities
Suites: 879 s/f – 1975 s/f	\$1,125 - \$2,525 mo. utilities not included

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# Additional Space



“Bay 5” is located at the south end of Crescent Commons at the Huntington Street corner. It contains 9,724 s/f (\$7582/mo. includes utilities) and is available for a wide variety of uses. It has windows on three sides and two fire rated means of egress from the parking lot. It has a loading dock at Huntington Street and a freight elevator that provides access to the basement.

This space can be built out as office, R & D, light manufacturing, retail or wholesale, or testing lab.





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