

Great Dane Properties, LLC



NOW
LEASING

35 Main Street
Cortland, New York 13045



Retail Storefronts and
Newly renovated offices and office suites.

Commercial Real Estate Sales, Leasing & Management

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Just minutes from one of three Exits off Interstate Route 81
Main Street is a junction point of the major arteries that
travel to and through the region.

Main Street also known as New York State Route 41
converges with State Routes 11, 222 and also Route 13.



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Retail storefronts on first floor including private office spaces and or storage.
Each Retail space features large display windows and
luxurious wood and marble trimmings in this historic and prestigious building.

Open floor plan allows for varied configurations and size options for your retail
space.

Completely renovated and remodeled offices or office suites available on upper
floor.

Multiple configurations and flexibility in space and sizes available.
Select one office or a suite of offices, all with large windows
and beautiful woodwork.

Street Parking and convenient municipal parking are available for employees and
customers alike.

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Property Information

Zoning: CB (City of Cortland)

Building Size: 7,725 Square foot approximately

Utilities: Electric 3 phase electric / Square D breakers – supplied by National Grid.
Recently updated electrical services
Gas New York State Electric and Gas
Water/Sewer Municipal – City of Cortland

Heat: Gas fired / some electric

Features: Multi zone heat system
Alarm System available
Original woodwork on the first floor and upper stories.
Marble foyer and staircase

Road Frontage: Frontage on Main St. and Central Ave.

Traffic Counts: 2,652 ADT (2001)

Parking: Street parking on Main St., and Central Ave is unmetered. Municipal parking is also available in close proximity.

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Retail Street Level

35 Main Street – A – entrance from Main Street

1,630 sf @ \$12.00/sf gross - Lease out

35 Main Street – B - entrance from Central Ave

1,752 sf @ \$12.00/sf gross - Available Can be divided.

2nd Level Offices and Office suites

Suite 1	676 sf (with the Flex office of 221 sf)	\$850.00 gross
Suite 2	442 sf (with the Flex office of 221 sf)	\$500.00 gross
Suite 3	336 sf	\$350.00 gross
Suite 4	336 sf	\$350.00 gross

Offices are available in a multitude of possible configurations.

Each office completely renovated.

Note: Rates quoted are for two year term.
Additional terms available – discount in rate for 3 year and up terms.

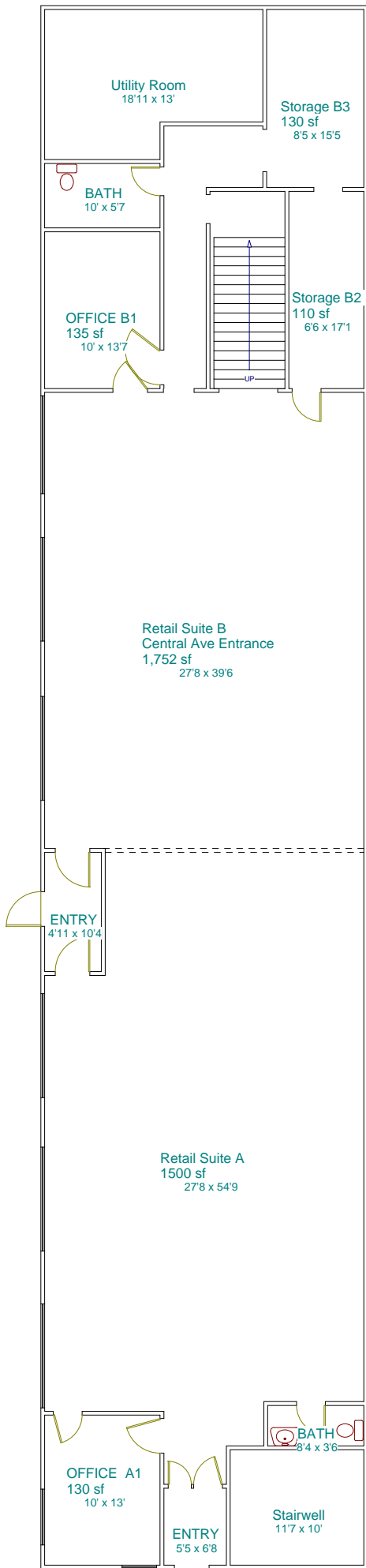
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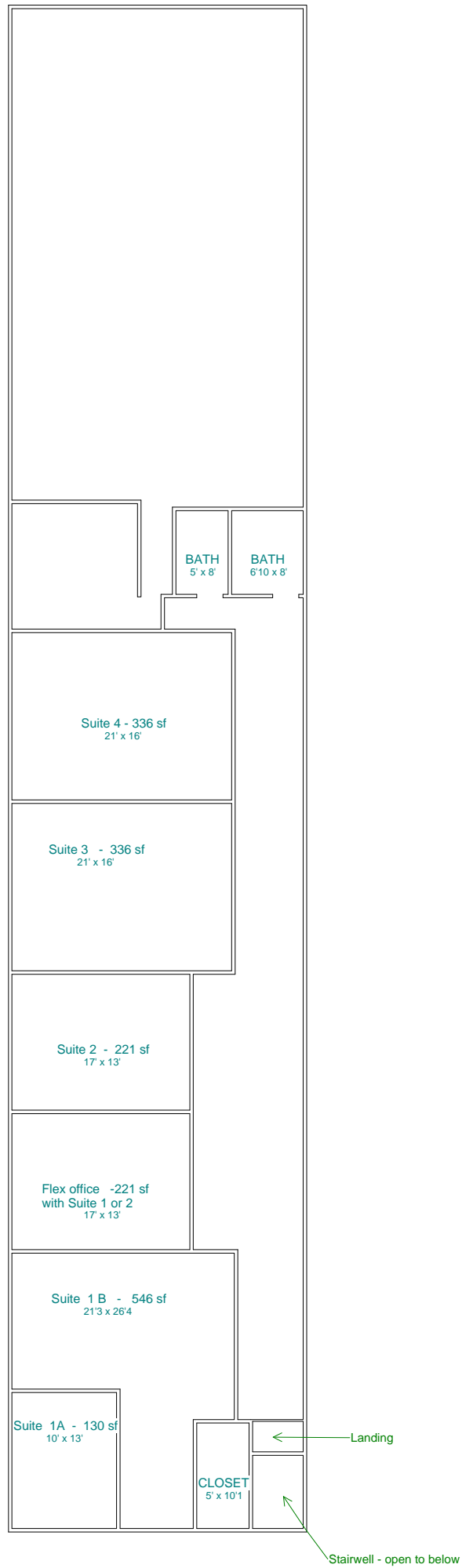
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1st floor total square footage
3836 sq ft



2nd Floor Total sq ft
4161 sq ft