

Affordable Workforce & Office Rents
90 Crystal Run Road
Middletown, Orange County, NY

- 60 Miles from NYC
- Most Competitive Rental Rates in Tri-State Area¹
- Most Competitive Wages in Tri-State Area for Office Workers²
- Large Civilian Workforce Estimated at 637,400 People³
- Workforce has Large Number of Highly Skilled Office Workers³
- One of the Fastest Growing Counties in the Tri-State Area⁴

¹ Source: CB Richard Ellis Market Reports

² Source: U.S. Department of Labor

³ Source: [The Pathfinders Labor Availability Report, January 2007](#)

⁴ Source: U.S. Census Bureau

Comparison of Wages & Rents in Tri-State Area

Wages in Office & Administrative Support Occupations *

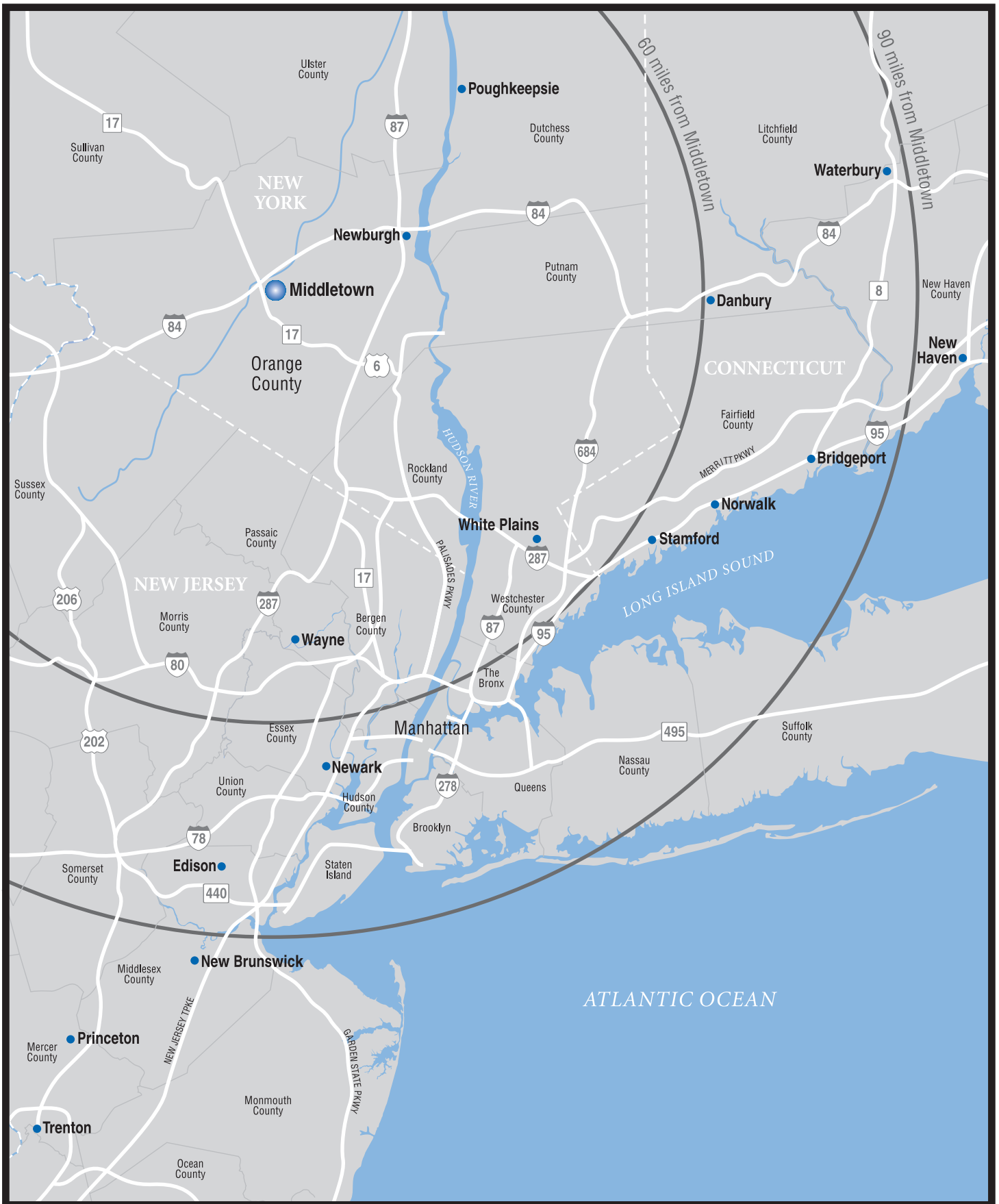
<u>Metropolitan Statistical Area</u>	<u>Mean Annual Wages</u>
Middletown	32,660
Edison	34,930
Nassau-Suffolk	35,890
Newark-Union	35,800
Trenton-Ewing	36,420
NY-Wayne-White Plains	37,300
New Haven	37,540
Bridgeport-Stamford-Norwalk	39,110

* Wages are based on the U.S. Department of Labor's May 2008 estimates of mean annual wages for office & administrative support occupations for the Metropolitan Statistical Areas in the Tri-State Area. Middletown is in the Poughkeepsie-Newburgh-Middletown Metropolitan Statistical Area.

Office Rents **

<u>Office Market</u>	<u>Averaging Asking Rent Per SF</u>
Middletown	20.10
Northern & Central NJ	25.45
Nassau-Suffolk	27.26
Westchester County	27.88
Fairfield County	31.96
NYC Downtown	43.17
NYC Midtown	65.59

** Average asking rents are based on a gross lease, excluding tenant electric, as per the CB Richard Ellis market reports for the first quarter 2009 & current asking rents for 90 Crystal Run Rd, Middletown, NY.



Tri-State Area