

OFFERING MEMORANDUM

OFFICE BUILDING - FOR LEASE

260 Washington St, Watertown, NY 13601

FOR LEASE: \$9/SF NNN



49,058 SF | 2 STORIES | 1.26 ACRES | 1961

CONTACTS

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OFFERING MEMORANDUM

260 WASHINGTON ST

Watertown, NY 13601

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

260 WASHINGTON ST

Watertown, NY 13601

BellCornerstone is pleased to present a leasing opportunity at 260 Washington St, home to the historic Watertown Daily Times headquarters in downtown Watertown, New York. One of Northern New York's most recognizable commercial landmarks, the property offers 49,058 SF for lease at \$9.00/SF NNN, providing businesses with an affordable and highly visible downtown location.

Located in the heart of Watertown's business district, the property combines historic character with functional commercial space and excellent accessibility. Tenants benefit from proximity to downtown amenities, government offices, healthcare providers, financial institutions, and major transportation corridors throughout Jefferson County.

The property is ideal for office users, professional service firms, educational organizations, call centers, nonprofits, healthcare administration, and businesses seeking flexible workspace solutions. Available suites can accommodate a range of occupancy needs while offering the credibility associated with a long-established regional institution.

Watertown's economy is supported by healthcare, government, education, manufacturing, and nearby Fort Drum, creating a stable environment for business growth.

At just \$9.00/SF NNN, 260 Washington Street offers quality space, strong value, flexible occupancy options, and a prominent community presence for organizations looking to establish or expand their footprint in the Watertown market.





MARKET OVERVIEW

Watertown, NY

Watertown, New York, is a key regional hub in Northern New York, located in Jefferson County near the Canadian border. The city's economy is strongly anchored by Fort Drum, home to the 10th Mountain Division, which drives significant population stability, employment, and demand for housing, retail, and services. Additional economic contributors include healthcare, manufacturing, logistics, and regional retail, positioning Watertown as the primary commercial center for the surrounding rural markets. Culturally, Watertown blends small-city accessibility with a strong military presence, creating a dynamic and diverse community relative to its size. The downtown area has seen ongoing revitalization efforts, with local restaurants, breweries, and small businesses complementing national retailers along the Arsenal Street corridor. Outdoor recreation is a major lifestyle driver, with proximity to the Thousand Islands, Lake Ontario, and the Adirondack Park offering year-round tourism and recreational activity. Watertown's location is a strategic advantage, sitting along a major north-south trade route connecting Syracuse to Canada. Positioned approximately 70 miles north of Syracuse and just 30 miles south of the Canadian border, the city benefits from cross-border commerce and regional distribution activity. Its accessibility via Interstate 81 and proximity to key logistics corridors make it an important node for transportation, military operations, and regional commerce in Northern New York.



DEMOGRAPHIC SUMMARY

WATERTOWN, NY

POPULATION

Watertown

24,685

State: New York 19.57 Million

MEDIAN AGE

Watertown

31.8 Years

State: New York 39.2 Years

MEDIAN HOUSEHOLD INCOME

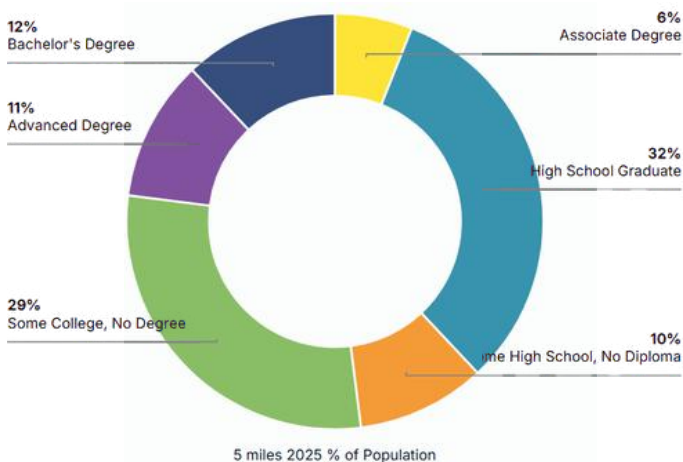
Watertown

\$53,451

State: New York \$79,557

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than New York at large.



2025 STATISTICS

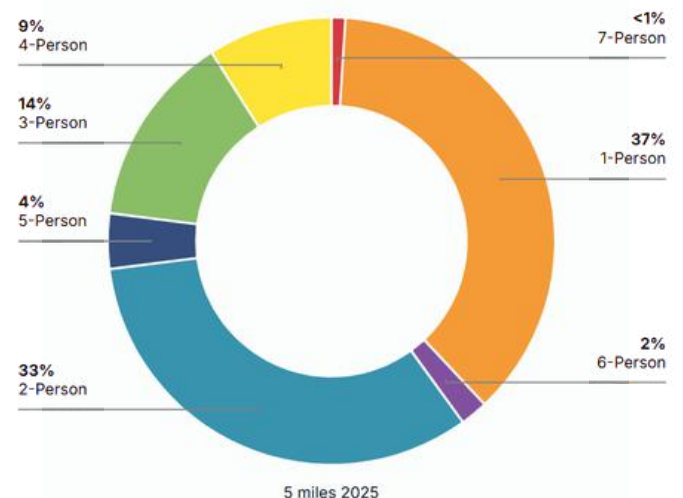
	2 Mile	5 Mile	10 Mile
Population 2025	23,941	33,196	64,407
Total Households	10,548	14,215	24,639
Avg Household Size	2.1	2.2	2.4
Avg Household Income	\$67,192	\$72,330	\$75,628

ECONOMIC INDICATORS

5.2% Watertown Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



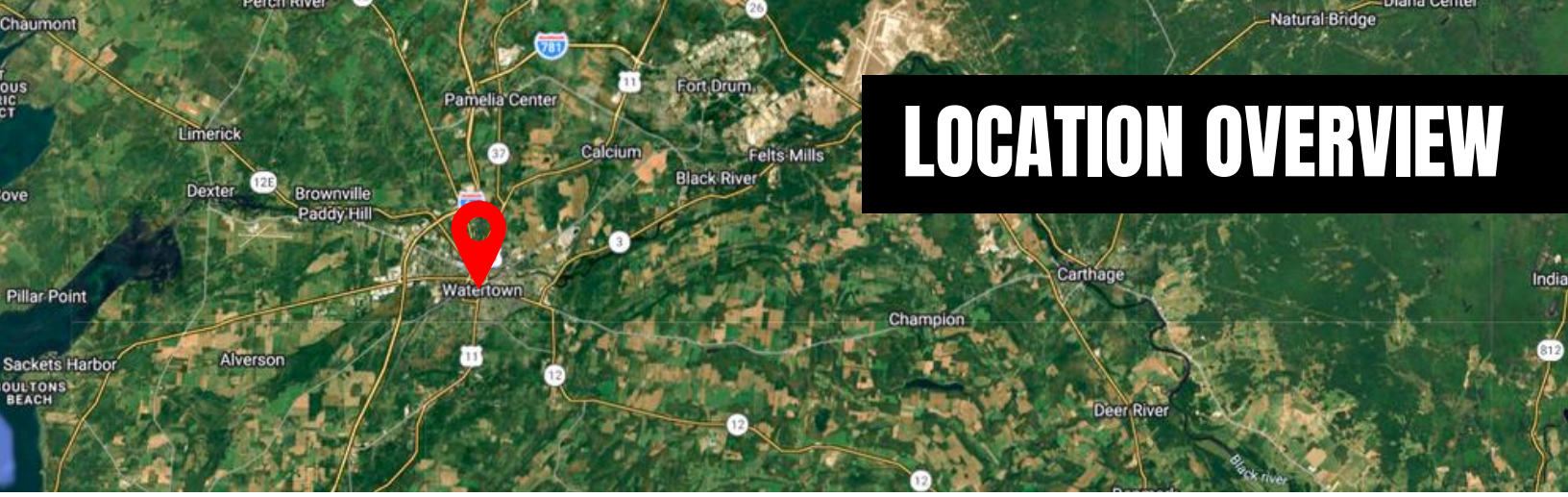
Watertown

10,225

State: New York 7.67 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- I-81 (North-South Corridor)** – Primary interstate running directly through Watertown; connects the city south to Syracuse and Interstate 90 (New York State Thruway) and north to the Canadian border at Thousand Islands Bridge, supporting regional trade and military logistics.
- NY-3 (Arsenal Street / State Street)** – Major east-west commercial corridor through Watertown; links downtown to retail centers, Fort Drum, and surrounding communities, serving as the city's primary retail and traffic spine.
- NY-12 (Outer Washington Street / Coffeen Street)** – Key north-south arterial running parallel to I-81; provides local access through Watertown and connects to rural markets and lakefront communities along Lake Ontario.
- NY-37 (Eastern Connector)** – Regional route linking Watertown east toward Ogdensburg and the St. Lawrence River corridor, supporting cross-border trade and access to northern industrial markets.



AIRPORT PROXIMITY

- Watertown International Airport (ART):** Located approximately 6 miles west of downtown Watertown, this regional airport provides daily commercial service with connections to major hubs such as Philadelphia. It supports both business and military-related travel and offers general aviation services.
- Syracuse Hancock International Airport (SYR):** Situated about 70 miles south of Watertown, Syracuse Hancock International Airport is the nearest major commercial airport, offering a broad range of domestic flights and connections to national and international destinations. It is easily accessible via I-81, making it a primary airport option for the region.
- Ogdensburg International Airport (OGS):** Located roughly 65 miles northeast of Watertown, this smaller regional airport provides limited commercial service but serves as an alternative option for travelers in Northern New York, particularly for cross-border access and general aviation.

SITE OVERVIEW

SITE

Property Type:	Office
Parcel #:	221800-010-000-0006-129-000-0000
Zoning:	DC - Downtown
Year Built:	1961
Class:	B
Total SF:	49,058 SF
Acres:	1.264 AC
Stories:	2
Parking:	80 Surface Spaces

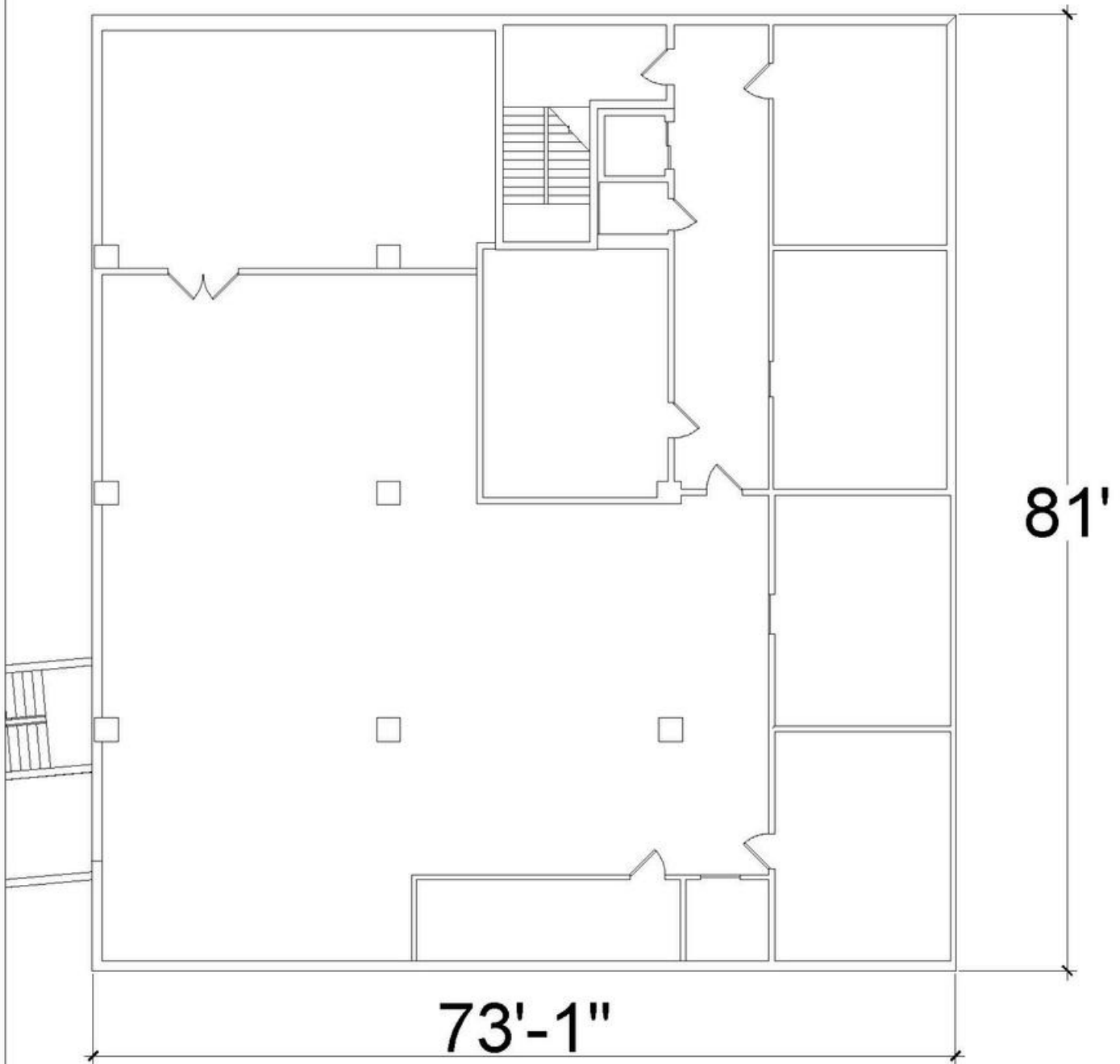
OPERATING EXPENSES 2025 ACTUALS

Electricity*	\$140,731
Heat	\$47,053
Repairs & Maintenance	\$13,818
Building Services	\$13,979
Property Taxes	\$48,600
TOTAL	\$264,181

Electricity cost shown includes usage associated with press operations. Office tenant electricity costs are estimated separately at **\$1.50/SF.*

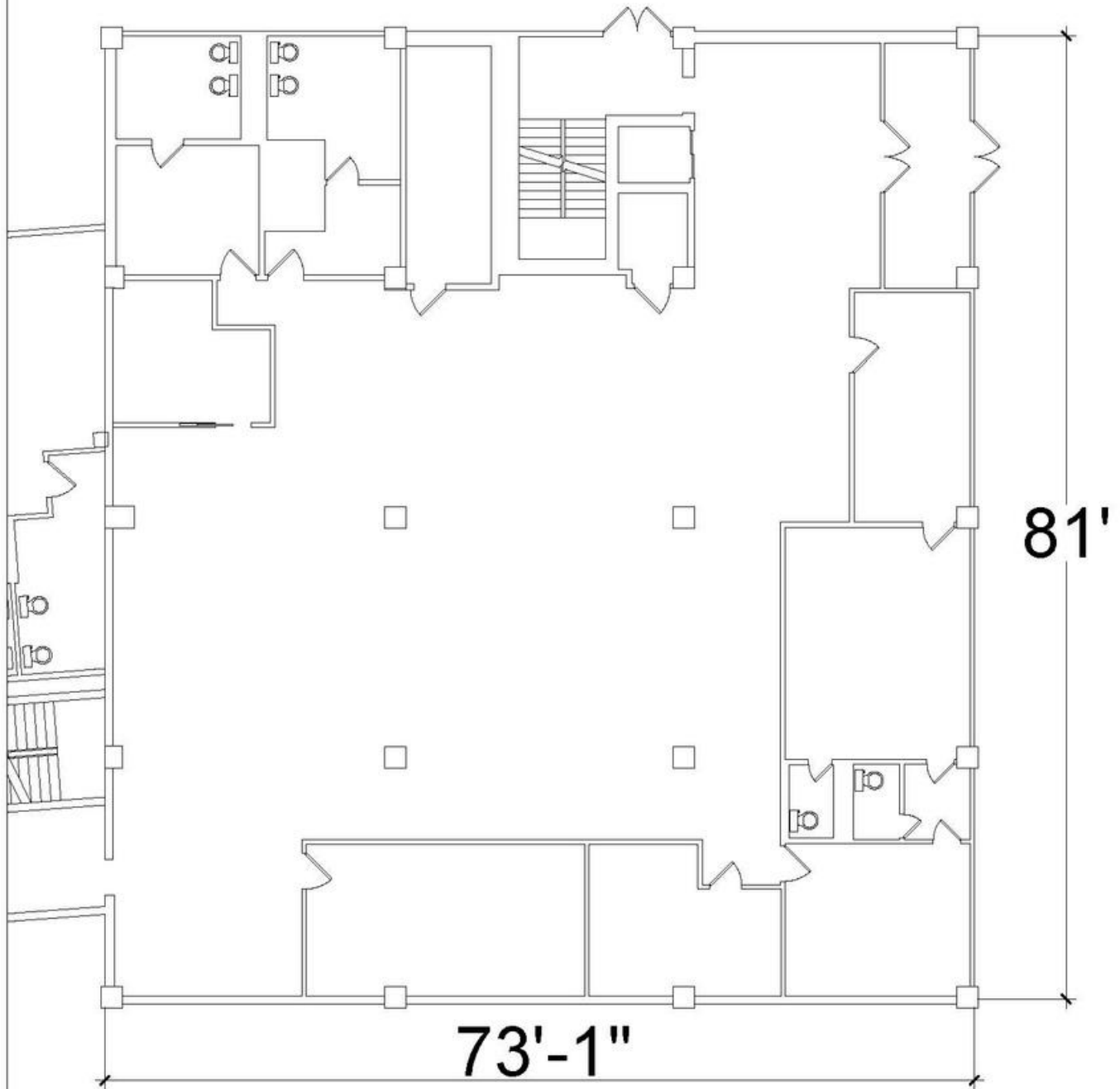
260 Washington St

Front Building Basement 5,920 SqFt



260 Washington St

Front Building Floor 1 5,920 SqFt

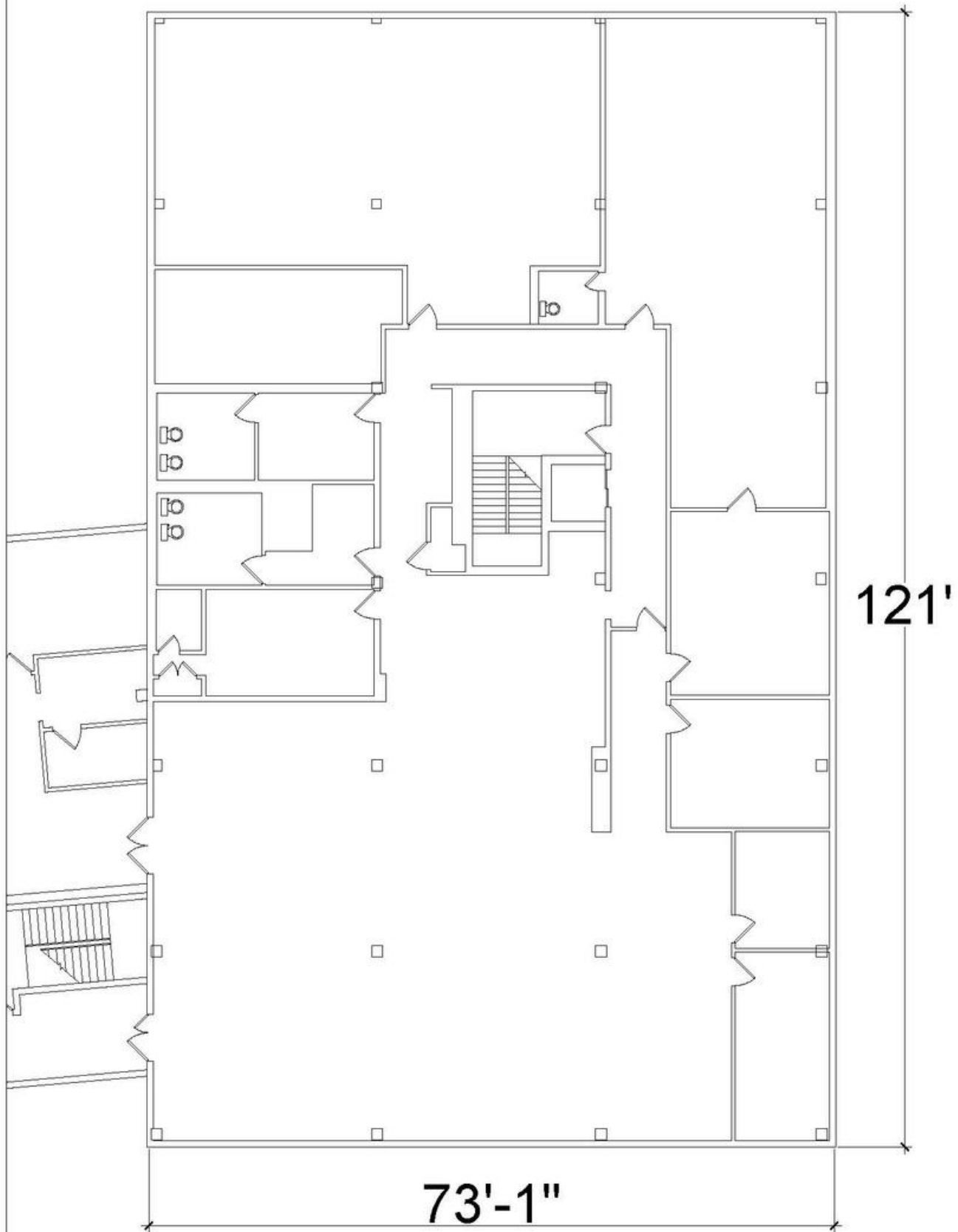


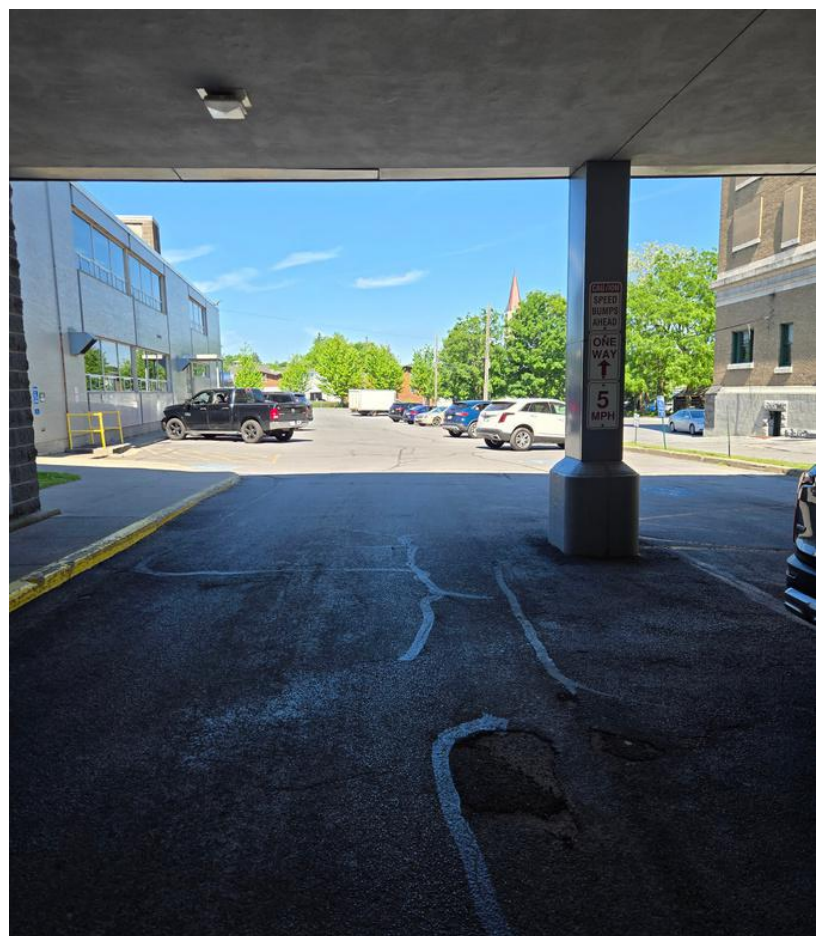
81'

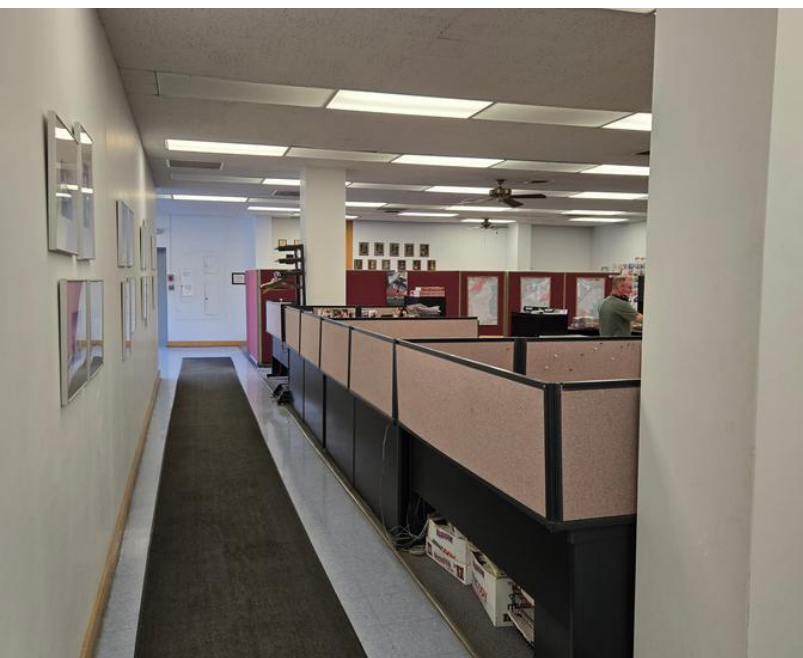
73'-1"

260 Washington St

Front Building Floor 2 8,843 SqFt









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