



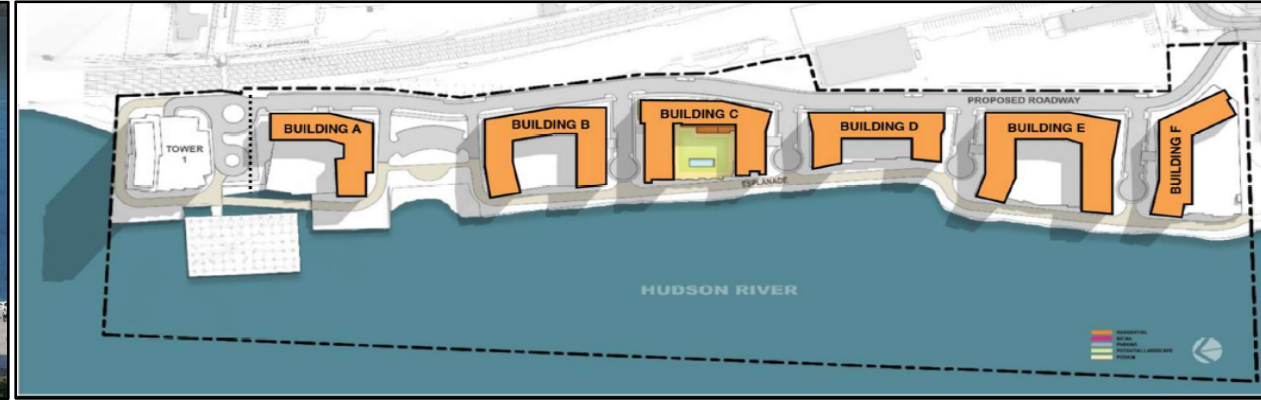
# HUDSON PIERS

159 Alexander Street | Yonkers, NY | 10701

## RETAIL LEASING BROCHURE

# HUDSON PIERS

159 Alexander Street | Yonkers, NY | 10701



## PROPERTY SUMMARY

<b>AVAILABLE SF:</b>	± 750 – 10,000 SF
<b>ANTICIPATED DATE OF DELIVERY</b>	January 2024
<b>CROSS STREETS:</b>	Alexander Street & Ashburton Avenue

## PROPERTY OVERVIEW

- Retail spaces totaling up to 35,463 SF available across three-phase new development project expected to house 1,395 residential rental units. First residential occupancy projected January 2024.

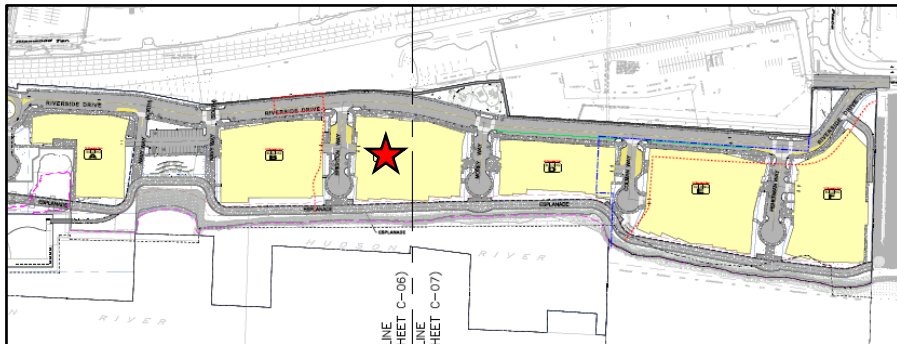
## PROPERTY HIGHLIGHTS

- Hudson Piers is a 20-acre waterfront mixed retail/residential site located on the newly established Riverside Boulevard and is within a short walking distance from the Yonkers Metro-North train station.
- Estimated 2,000+ residents on site upon project completion, in addition to 3,200+ existing residents along the adjacent waterfront.
- Steps from the soon-to-be-completed 1.5-mile waterfront public promenade.
- Nationally acclaimed developer Extell Development.
- Approximately 20' ceiling heights.
- Opportunity to customize your own space, demisable spaces between 750 – 10,000 SF with curbside parking available for customers/employees.
- 25-year PILOT to limit tenant's exposure to additional expenses.

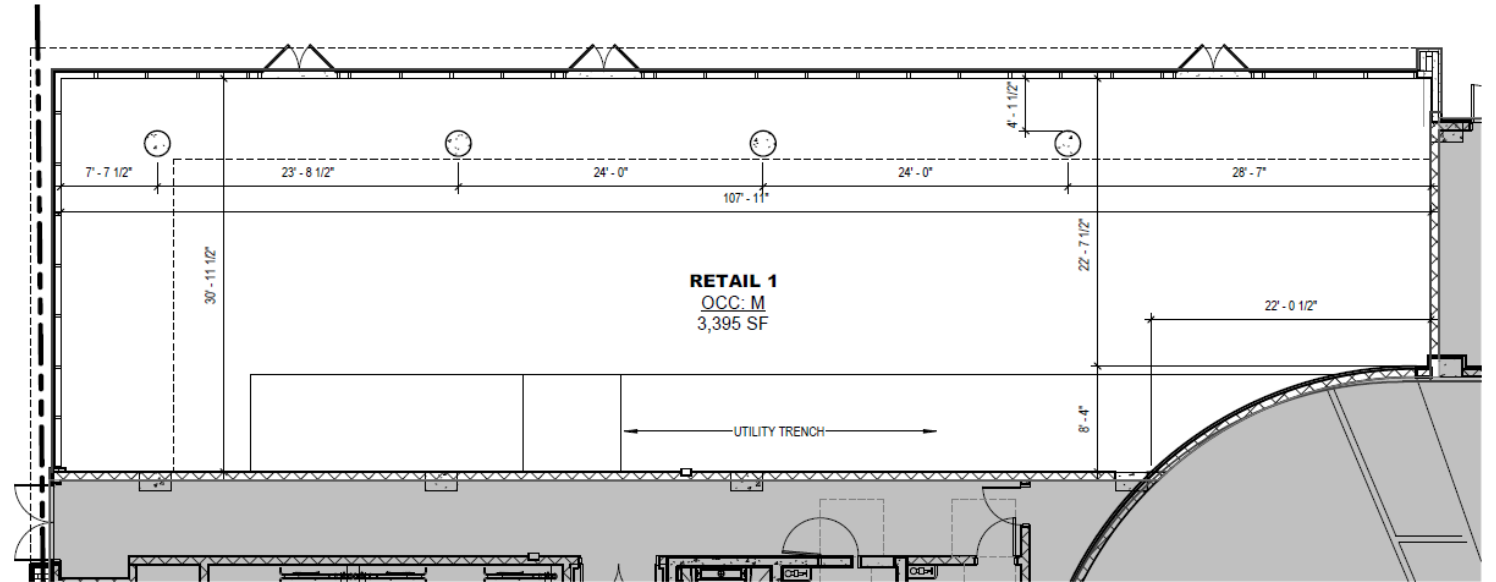
## RETAIL SPACE | C-1 CURRENT PHASE DELIVERY

PHASE:	Phase I
AREA (SF):	UP TO 3,395 SF
CEILING HEIGHT:	Approximately 20'
ANTICIPATED DATE OF DELIVERY:	January 2024

## BUILDING LOCATION



## DETAILED VIEW



FOR LEASE | RETAIL

# HUDSON PIERS

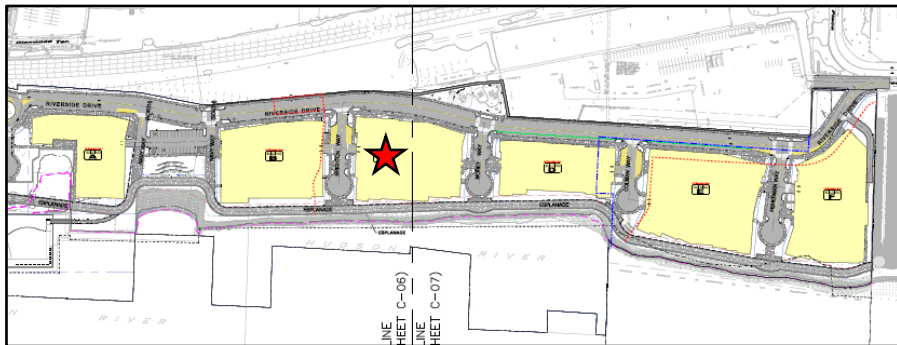
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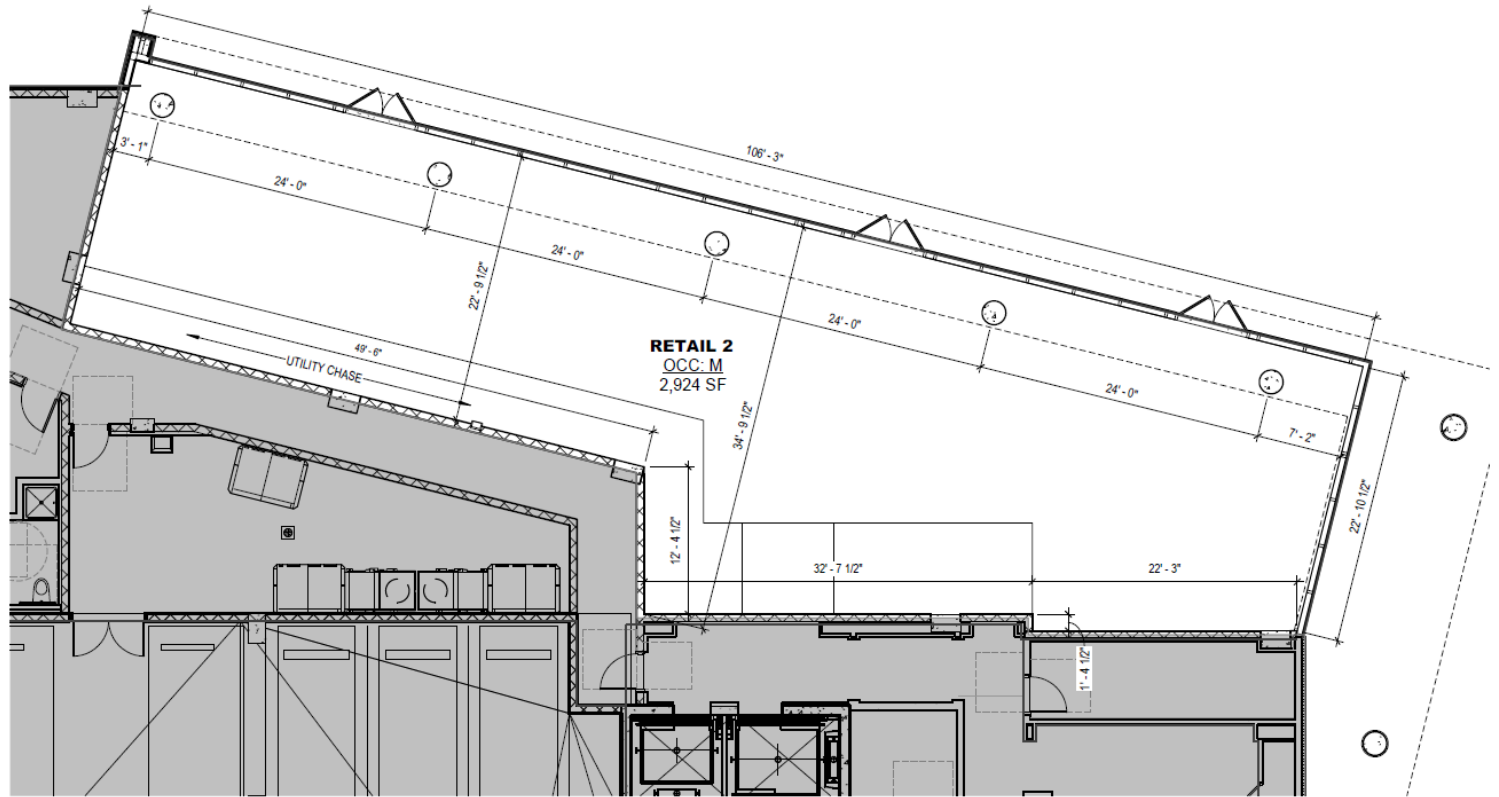
## RETAIL SPACE | C-2 CURRENT PHASE DELIVERY

**PHASE:** Phase I  
**AREA (SF):** UP TO 2,924 SF  
**CEILING HEIGHT:** Approximately 20'  
**ANTICIPATED DATE OF DELIVERY:** January 2024

## BUILDING LOCATION



## DETAILED VIEW



# HUDSON PIERS

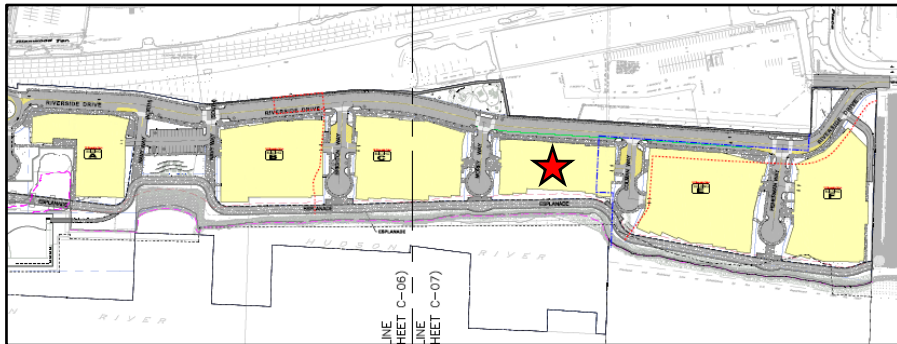
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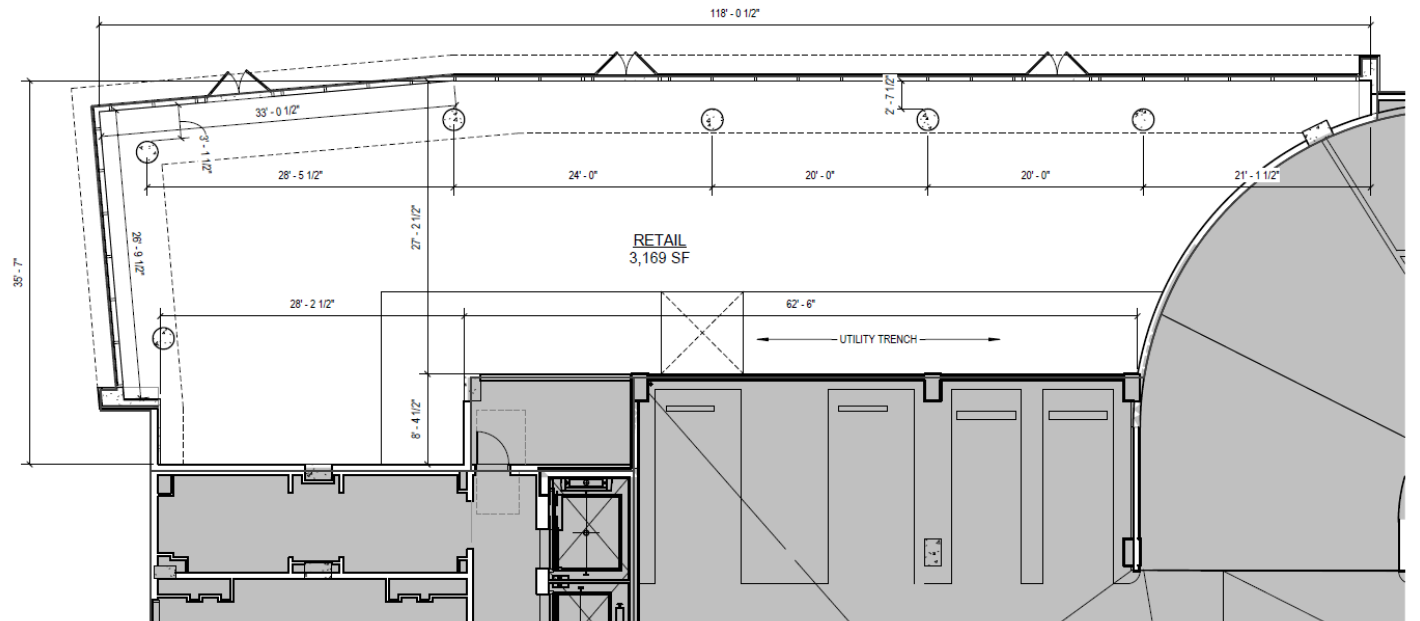
## RETAIL SPACE | D-1 CURRENT PHASE DELIVERY

**PHASE:** Phase I  
**AREA (SF):** UP TO 3,169 SF  
**CEILING HEIGHT:** Approximately 20'  
**ANTICIPATED DATE OF DELIVERY:** December 2024

## BUILDING LOCATION



## DETAILED VIEW



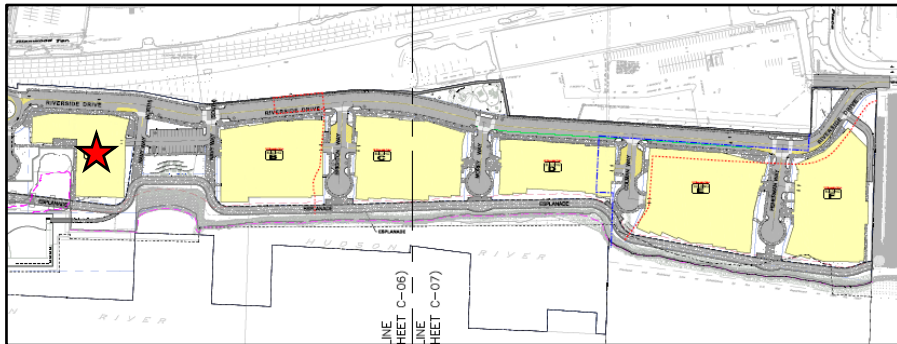
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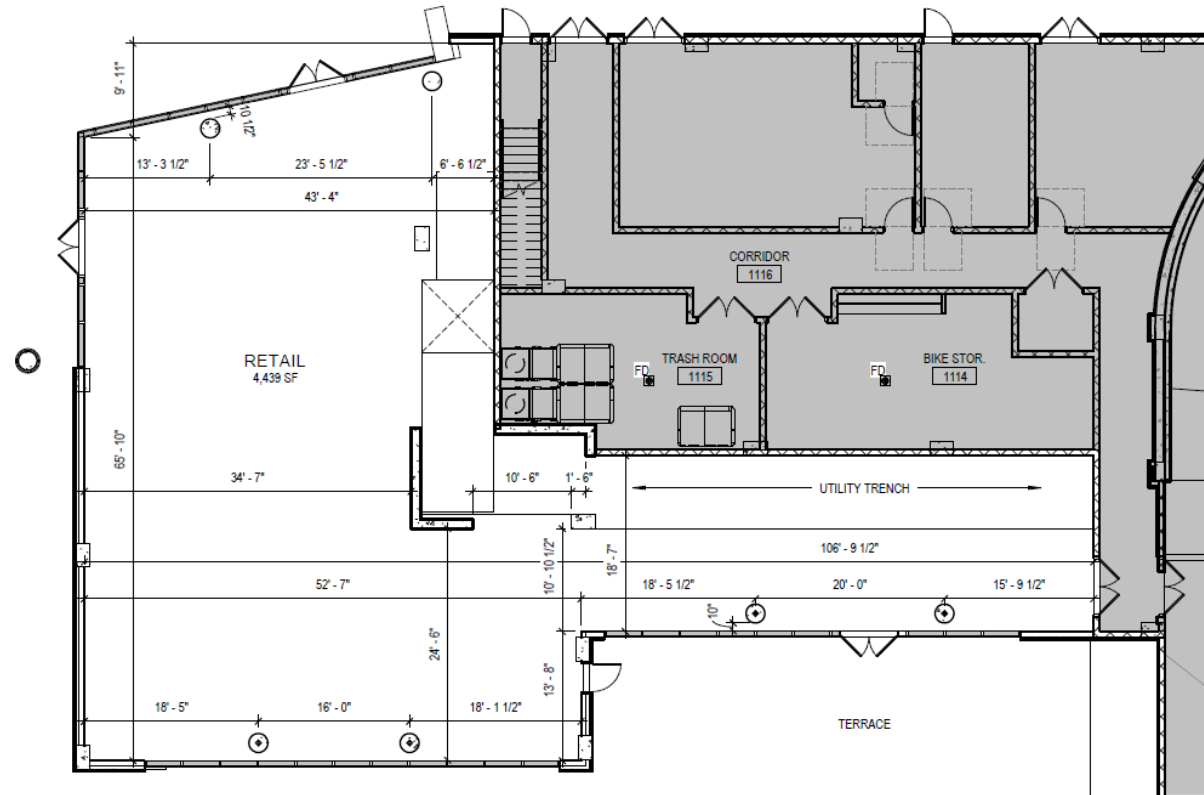
## RETAIL SPACE | A-1 FUTURE PHASE DELIVERY

**PHASE:** Phase II  
**AREA (SF):** UP TO 4,439 SF  
**CEILING HEIGHT:** Approximately 20'  
**ANTICIPATED DATE OF DELIVERY:** January 2025

## BUILDING LOCATION



## DETAILED VIEW



FOR LEASE | RETAIL

# HUDSON PIERS

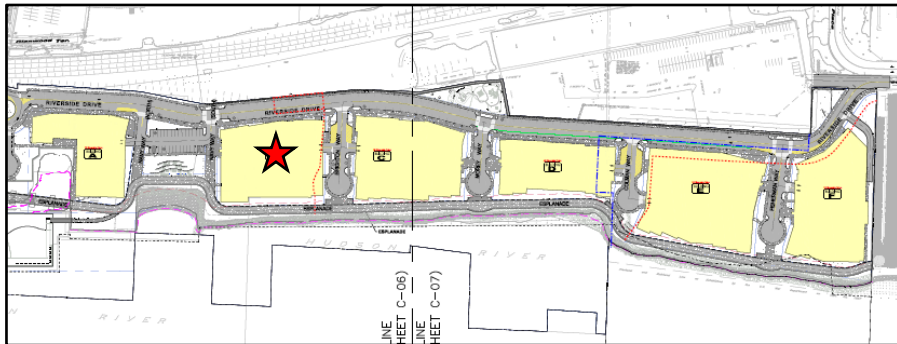
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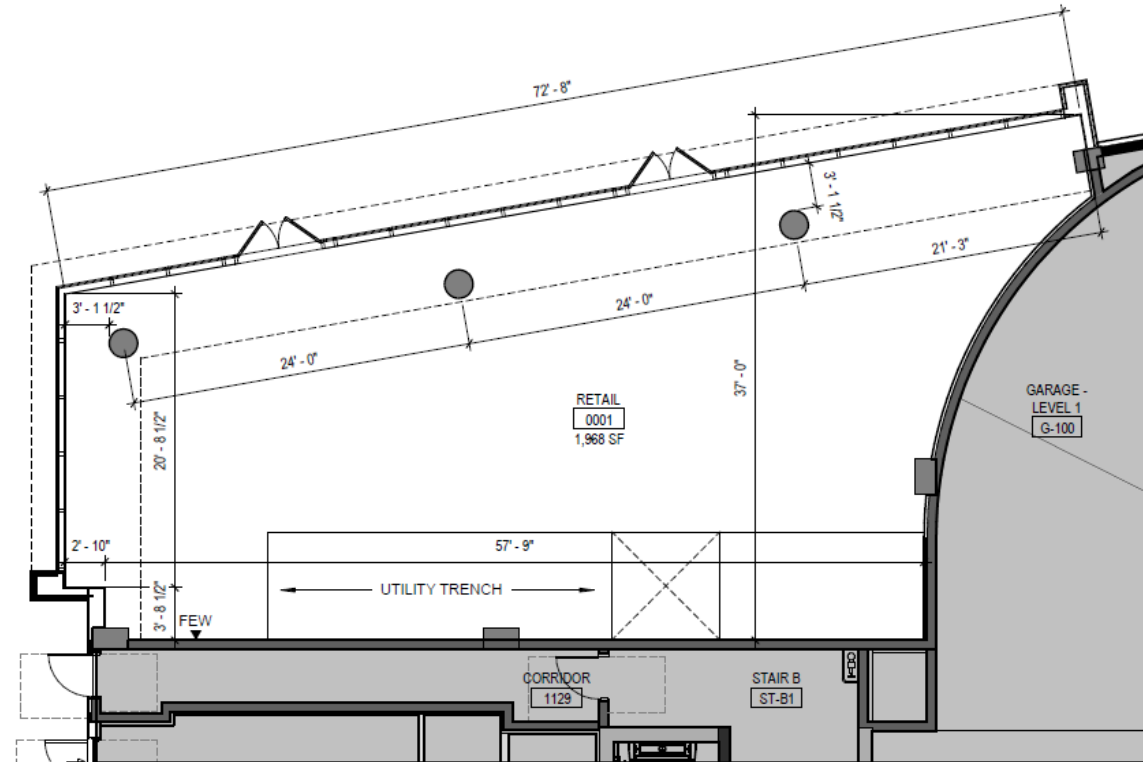
## RETAIL SPACE | B-1 FUTURE PHASE DELIVERY

**PHASE:** Phase II  
**AREA (SF):** UP TO 1,968 SF  
**CEILING HEIGHT:** Approximately 20'  
**ANTICIPATED DATE OF DELIVERY:** January 2025

## BUILDING LOCATION



## DETAILED VIEW



# HUDSON PIERS

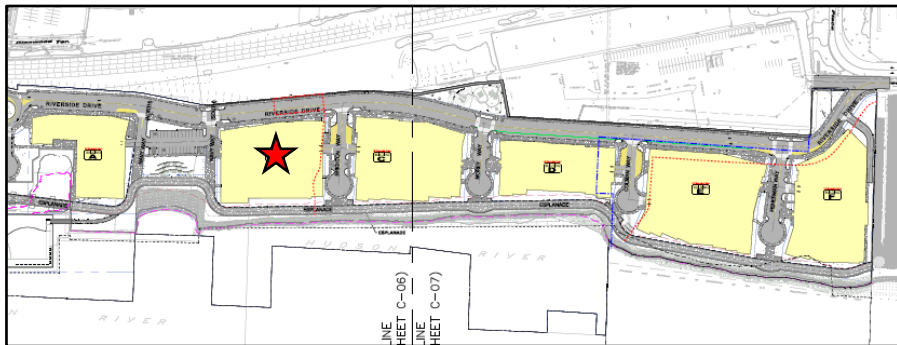
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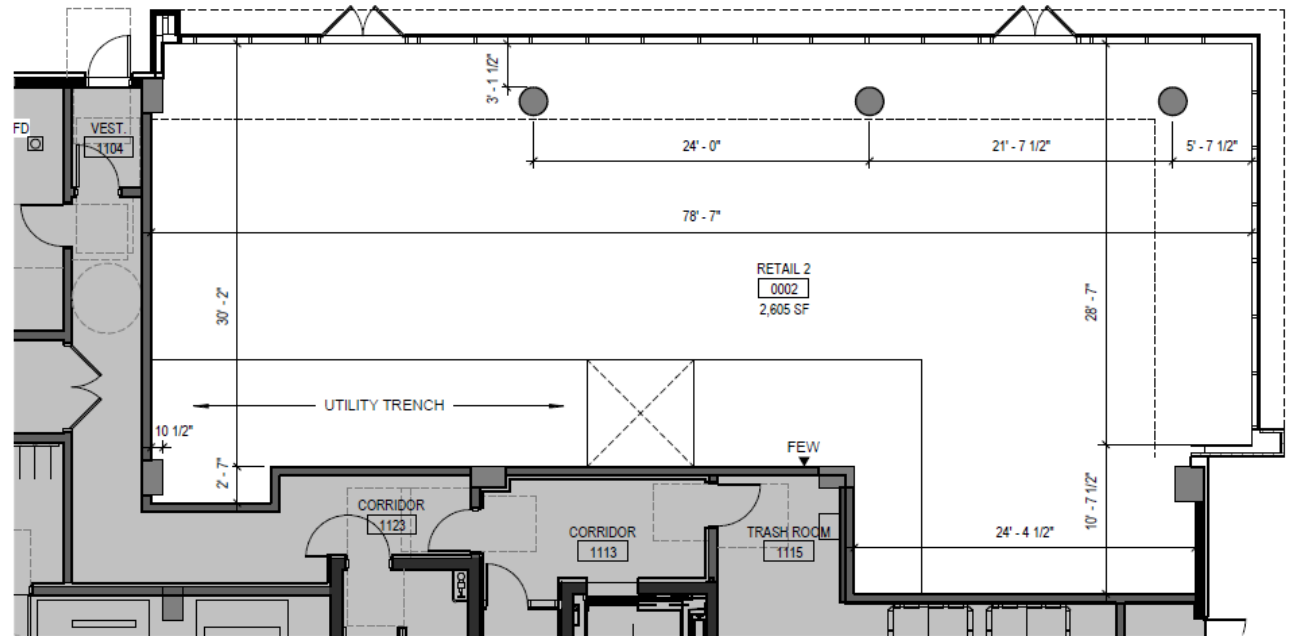
## RETAIL SPACE | B-2 FUTURE PHASE DELIVERY

**PHASE:** Phase II  
**AREA (SF):** UP TO 2,605 SF  
**CEILING HEIGHT:** Approximately 20'  
**ANTICIPATED DATE OF DELIVERY:** January 2025

## BUILDING LOCATION



## DETAILED VIEW





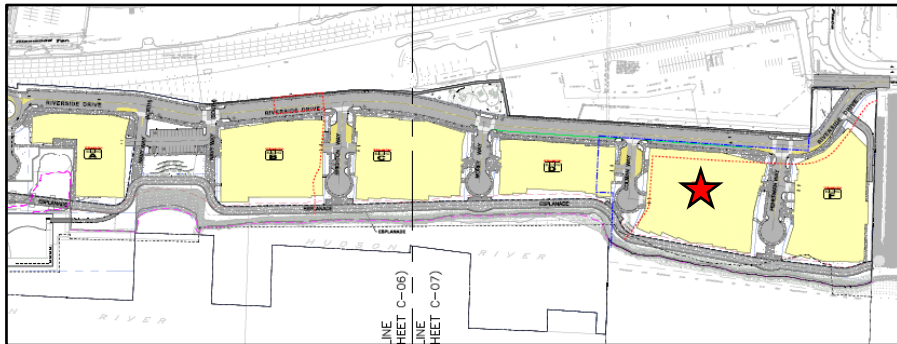
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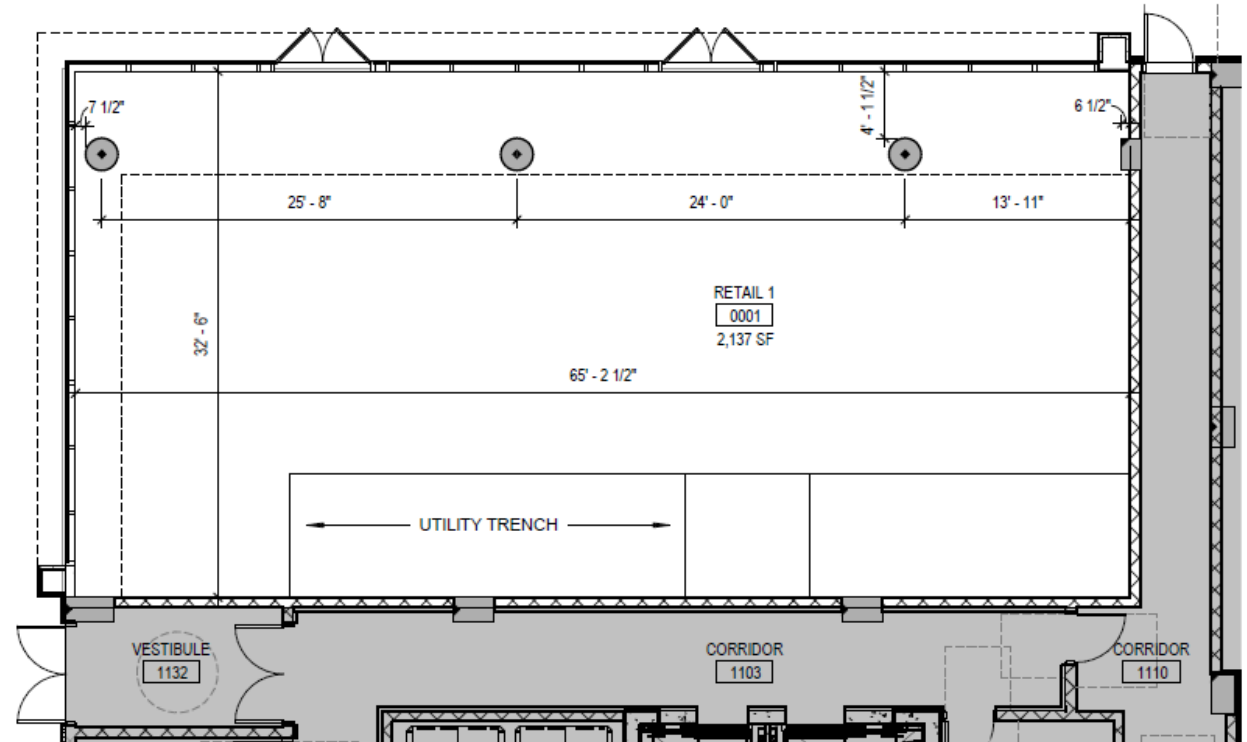
## RETAIL SPACE | E-1 FUTURE PHASE DELIVERY

**PHASE:** Phase III  
**AREA (SF):** UP TO 2,137 SF  
**CEILING HEIGHT:** Approximately 20'  
**ANTICIPATED DATE OF DELIVERY:** January 2026

## BUILDING LOCATION



## DETAILED VIEW



FOR LEASE | RETAIL

# HUDSON PIERS

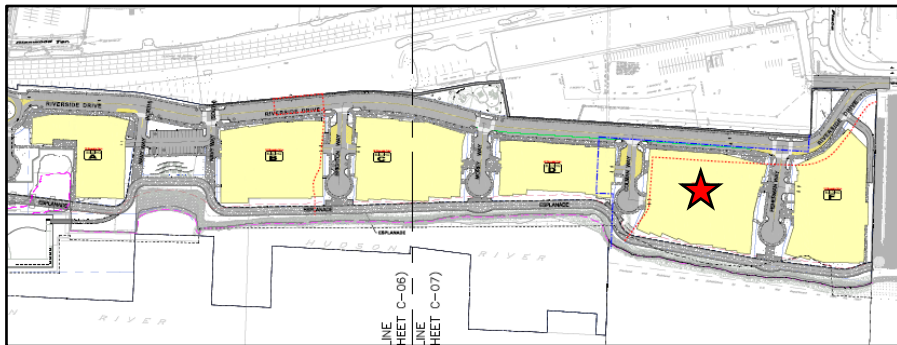
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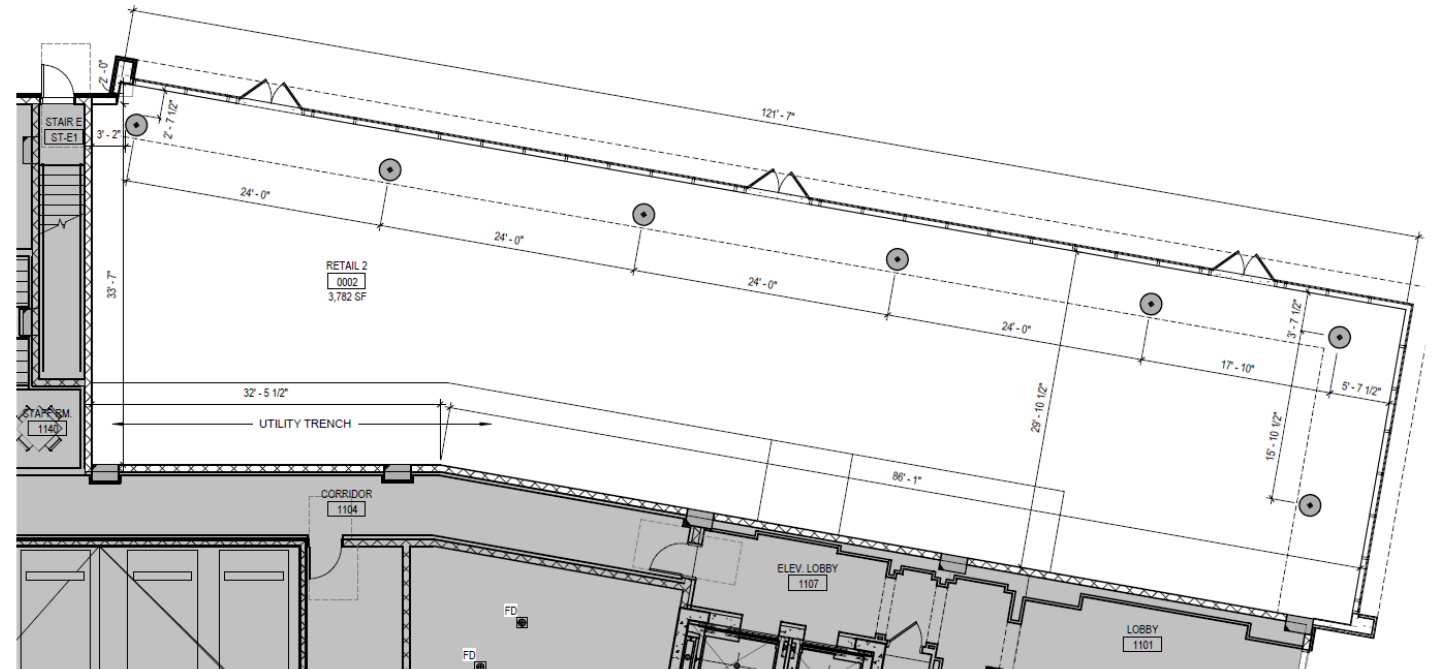
## RETAIL SPACE | E-2 FUTURE PHASE DELIVERY

**PHASE:** Phase III  
**AREA (SF):** UP TO 3,782 SF  
**CEILING HEIGHT:** Approximately 20'  
**ANTICIPATED DATE OF DELIVERY:** January 2026

## BUILDING LOCATION



## DETAILED VIEW



FOR LEASE | RETAIL

# HUDSON PIERS

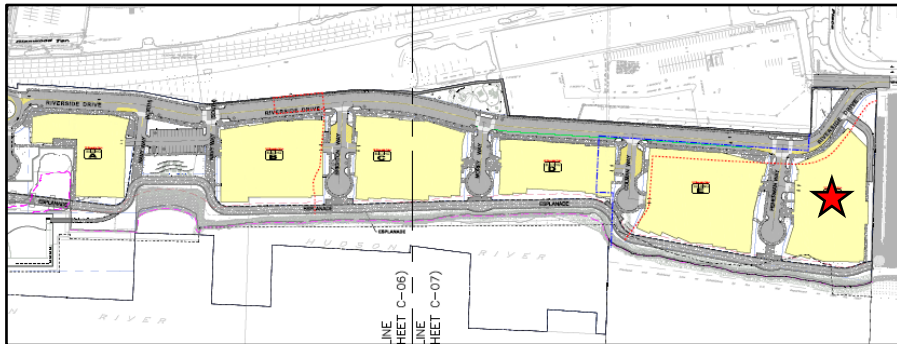
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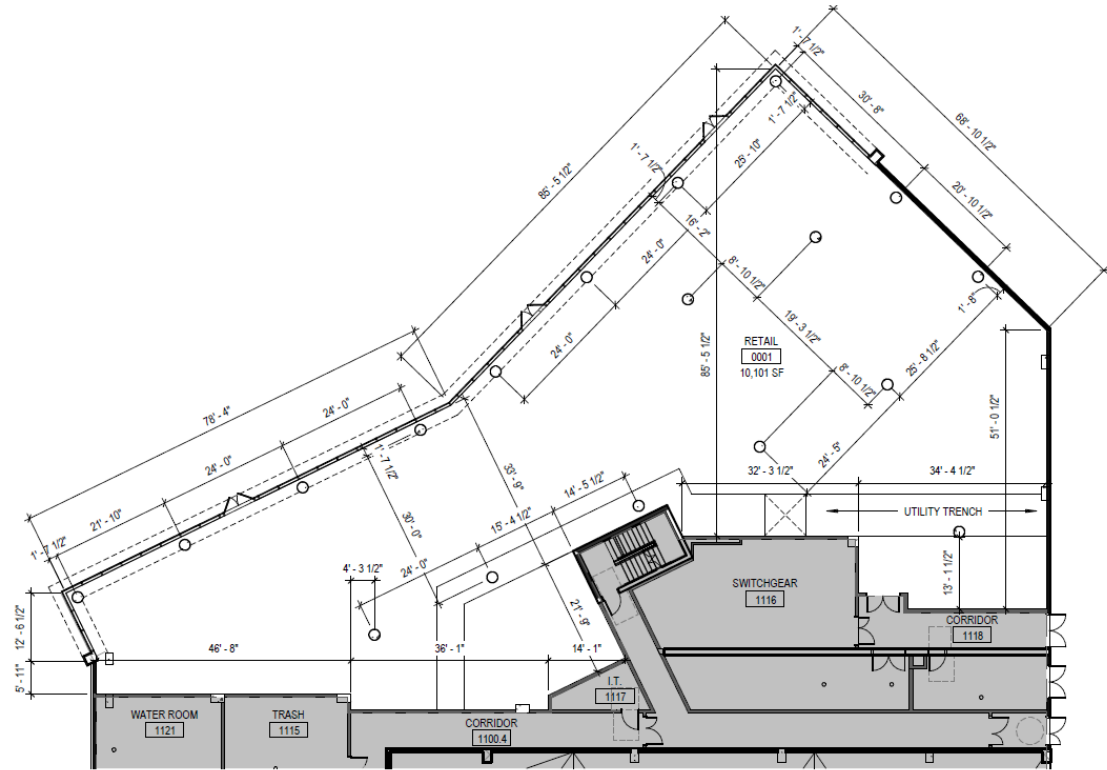
## RETAIL SPACE | F-1 FUTURE PHASE DELIVERY

**PHASE:** Phase III  
**AREA (SF):** UP TO 10,101 SF  
**CEILING HEIGHT:** Approximately 20'  
**ANTICIPATED DATE OF DELIVERY:** January 2026

## BUILDING LOCATION



## DETAILED VIEW



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## AERIAL MAP

- Total projected waterfront apartments at completion: 3,500+
- Estimated number of residents: 5,300+



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## DEVELOPER OVERVIEW

Extell Development Company is a nationally acclaimed real estate developer of residential, office, retail and hospitality properties. The organization, founded by Gary Barnett in 1989, is distinguished by innovative thinking, cutting-edge design, a dedication to excellence and effective public and private partnerships. Extell has gained national acclaim for its various residential, hotel, office and mixed-use properties and consistently exceeds market expectations on its projects. Extell has assembled an internal team of legal, acquisition, finance, design, development and construction professionals who are deeply familiar with city land use processes and trained to handle the challenges inherent in urban infrastructure, transit, road, parks and waterfront construction.

Although Gary Barnett and his family office are the primary investors in the Company, Extell has partnered with multiple prestigious institutional investors and ultra-high net-worth investors, gaining the trust of its partners through its superior investment management and stellar returns. Extell's joint ventures include partnerships with the Carlyle Group, Equity Residential Trust, RREEF, Westbrook Partners, Angelo, Gordon & Co., Abu Dhabi Investment Authority, Aabar Investments, Shanghai Municipal Investment Group, Meridian Capital Limited, and other confidential institutions and individuals.

Over the past 12 months, Extell has refinanced or capitalized the development of nearly \$2.0 billion of projects. Previously, in December 2017, Extell closed a \$900 million construction loan with JPMorgan Chase as administrative agent for Central Park Tower, a 179-unit luxury residential tower on West 57th Street. In 2016, Extell closed on a \$750 million construction loan with Deutsche Bank as administrative agent for One Manhattan Square, an 815-unit mixed-use residential development. In October 2011, Extell closed on a \$700 million construction loan for ONE57, at the time one of the largest construction loans since 2008.

## SELECT EXTELL DEVELOPMENTS



Barnegat 67 | Barnegat, NJ



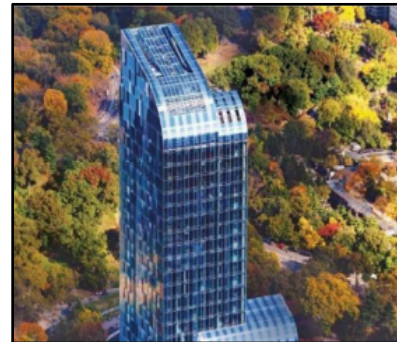
EVGB | East Village, NY



Brooklyn Point | Brooklyn, NY



Central Park Tower | New York, NY



One57 | New York, NY



555Ten | Hudson Yards, NY



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FOR MORE INFORMATION, PLEASE CONTACT:

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