



FOR LEASE

43 – 45 Kensico Drive

MOUNT KISCO, NY

Asking: \$20/SF/MG

Space Available: 1,145 – 1,810 SF

*Professional Office Space
Available for Lease*

- Central Air Conditioning & Heating
- Renovated Common Areas
- Approximately 88 on-site Parking Spaces
- Owner Open to Participate in Build Out
- Quick and Easy Access to Saw Mill River Parkway & Route 117
- Close Proximity to Mount Kisco and Bedford Hills' Main Shopping Hubs



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Investment Sales Associate

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MICHAEL SCRIMA

Director / Associate Real Estate Broker

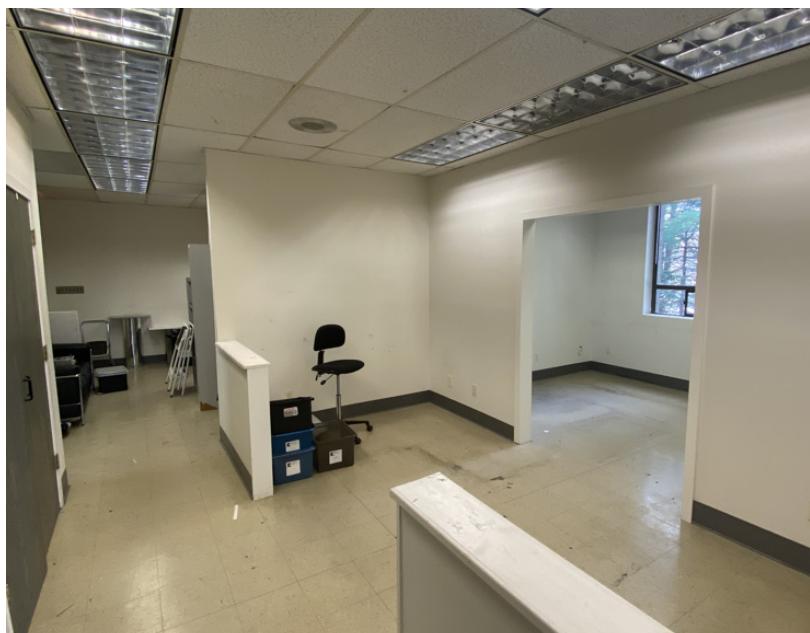
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PROFESSIONAL OFFICE SPACE FOR LEASE

43 - 45 KENSICO DRIVE, MOUNT KISCO, NY



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Discover Mount Kisco



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10,994
POPULATION

43
MILES TO NYC

3
SQUARE MILES



VILLAGE OF MOUNT KISCO

Fondly known as the “big little village,” Mount Kisco is a thriving community just 43 miles north of New York City. With a relatively small footprint of just over three square miles, Mount Kisco is packed with amenities, including world-class healthcare, a Metro-North train station, family entertainment, a wide variety of restaurants, an expansive town park, and both national and independent retailers.

Housing in Mount Kisco is varied and ranges from apartments, co-ops, townhouses, and condos to Capes, Colonials, and Victorians in close-knit neighborhoods, as well as sprawling estates.

Residents cherish the walkability of the village, and the small-town vibe is especially evident during the annual St. Patrick’s Day Parade, Little League’s opening day festivities, and Septemberfest.

Residents are engaged in community organizations, including the library, historical society, arts council, Knights of Columbus, Lions Club, Rotary Club, Neighbors Link, and the Boys & Girls Club of Northern Westchester.

PARKS & RECREATION

The heart of Mount Kisco’s recreational programs is Leonard Park where you’ll find Camp Iroquois, ball fields, a frisbee golf course, basketball, tennis, and volleyball courts, areas for fishing, hiking, and picnicking, as well as the Memorial Pool Complex with gymnasium and outdoor pools. Additional recreational facilities can be found at Fox Park, where an extensive senior recreation program is housed in the onsite Fox Center.

The Boys and Girls Club of Northern Westchester offers academic, fitness, and recreational programs for kids from six months to 18 years. Private clubs with recreational facilities and children’s programs in town include the Saw Mill Club and the Mount Kisco Country Club.

EDUCATION

Bedford Central School District
Mount Kisco Elementary School: K-5
Fox Lane Middle & High School: 6-12

FOR MORE INFORMATION AND HELPFUL TOWN LINKS VISIT HOULIHANLAWRENCE.COM

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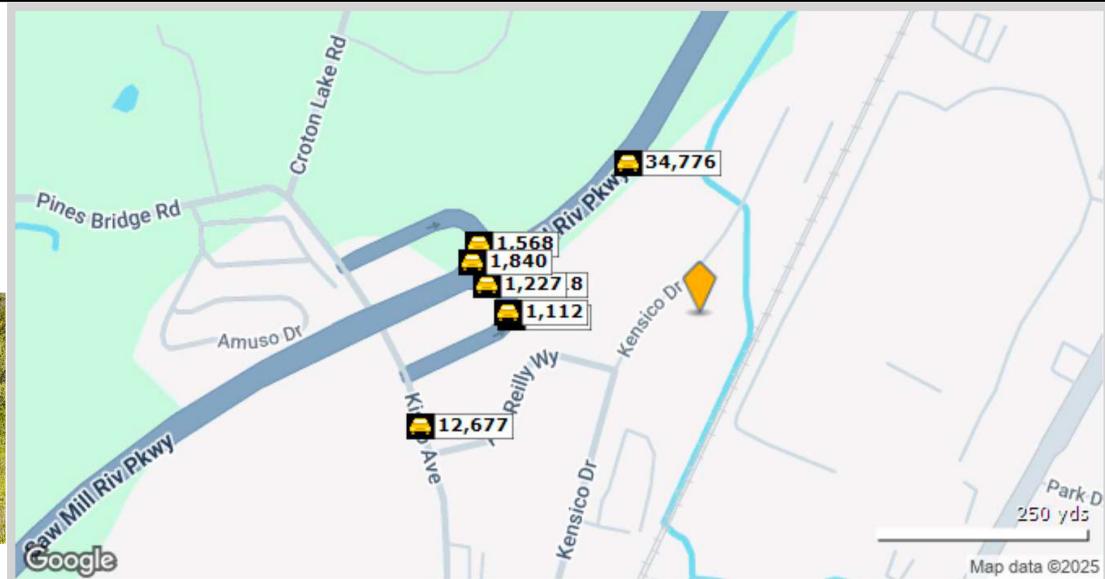


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TRAFFIC COUNT

45 KENSICO DR, MOUNT KISCO, NY 10549

RBA: 16,320 SF
Space Available: 1,145-1,810 SF
Rent/SF/Yr: \$22.00



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Saw Mill River Pkwy	Kisco Ave	0.20 SW	2024	34,776	MPSI	.12
2 Saw Mill River Pkwy	Kisco Ave	0.10 SW	2023	4,639	MPSI	.13
3 Saw Mill River Pkwy	Kisco Ave	0.09 W	2023	1,112	MPSI	.13
4 987D at Kisco A from Ramp Begins to		0.00	2023	5,118	AADT	.13
5 987D at Kisco A from Ramp Begins to		0.00	2023	1,227	AADT	.15
6 Saw Mill River Pkwy	Kisco Ave	0.09 SW	2024	1,705	MPSI	.16
7 Saw Mill River Pkwy	Kisco Ave	0.09 SW	2020	1,568	MPSI	.16
8 987D at Kisco A from Ramp Begins to		0.00	2023	1,840	AADT	.16
9 Kisco Ave	Holiday Inn Dr	0.02 S	2022	12,223	MPSI	.21
10 Kisco Ave	Holiday Inn Dr	0.02 S	2021	12,677	MPSI	.21

Costar

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MAPS

