



HOULIHAN LAWRENCE
COMMERCIAL

14-20 Willett Avenue

Port Chester, NY 10573

Exclusively Represented By:

Kim Galton

Director of Retail

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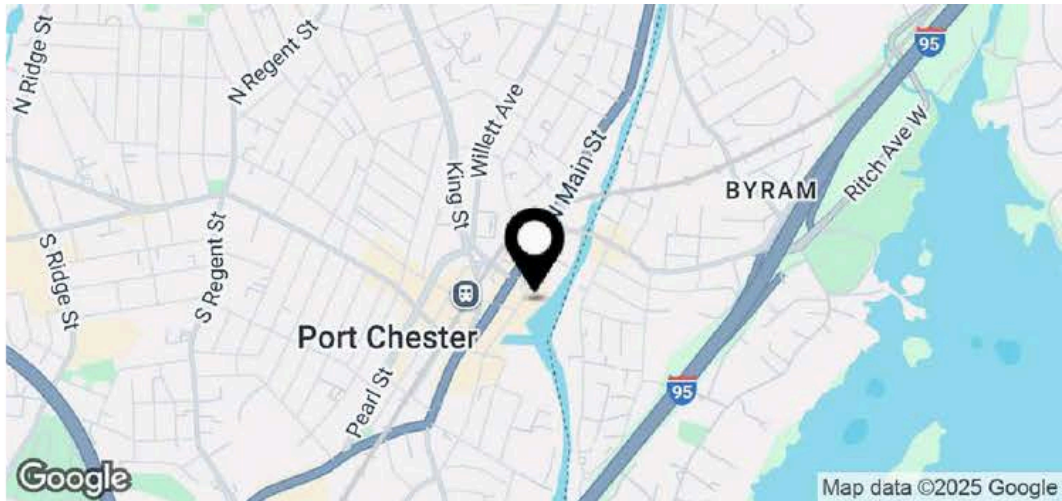
OFFICE SPACE FOR LEASE

14-20 Willett Avenue

Port Chester, NY 10573

FOR LEASE

Executive Summary



Offering Summary

Lease Rate	\$28.00 SF/yr
Lease Type	MG
RSF	1,409 SF + 3180 SF
# of Spaces	2

Property Overview

Houlihan Lawrence Commercial is pleased to exclusively represent stunning office spaces at 14-20 Willet Ave in downtown Port Chester, NY. This renovated office space features a private office area, conference table, and reception space. Beautiful wood flooring and brick façade on the walls add to the unique character - must be seen to fully appreciate the attention to detail.

Located in a dynamic and rapidly developing neighborhood, the area is undergoing significant transformation, with over 2,500 new apartments in development, reflecting substantial investment and growth in the community. Notable tenants and neighbors include Felice (opening December 2024), Bar Taco, Colony Grill, B Social Events and many more. Additionally, it's conveniently near the Metro-North train station and a Bee-Line bus stop, ensuring excellent accessibility to New York City.

Only two available spaces left in this prestigious building!

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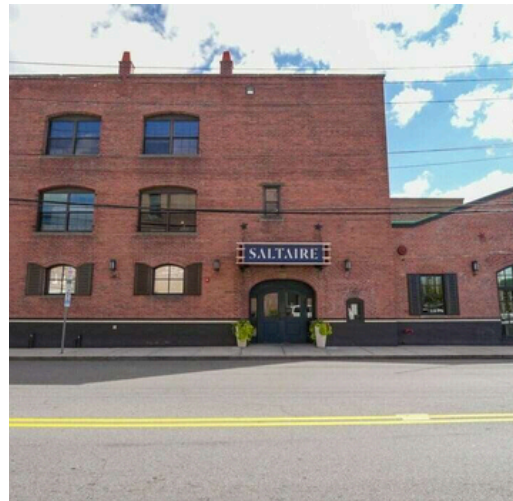
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Exterior Photos



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Plans

Legend
of Suite
204



Available Space

Suite	Size	Type	Rate
Suite 204	3,180 SF	Modified Gross	\$28.00 SF/yr
Suite 301-C	1,409 SF	Modified Gross	\$28.00 SF/yr

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Suite 204



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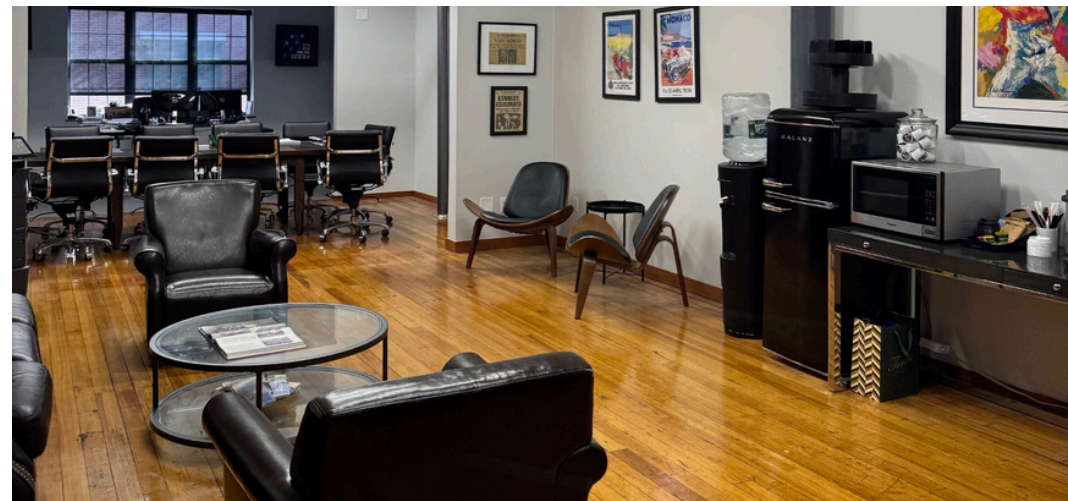
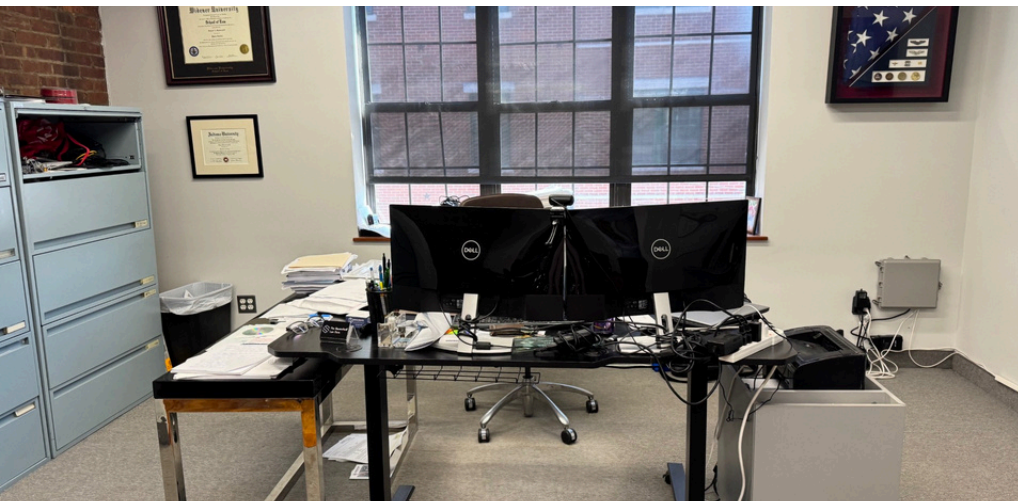
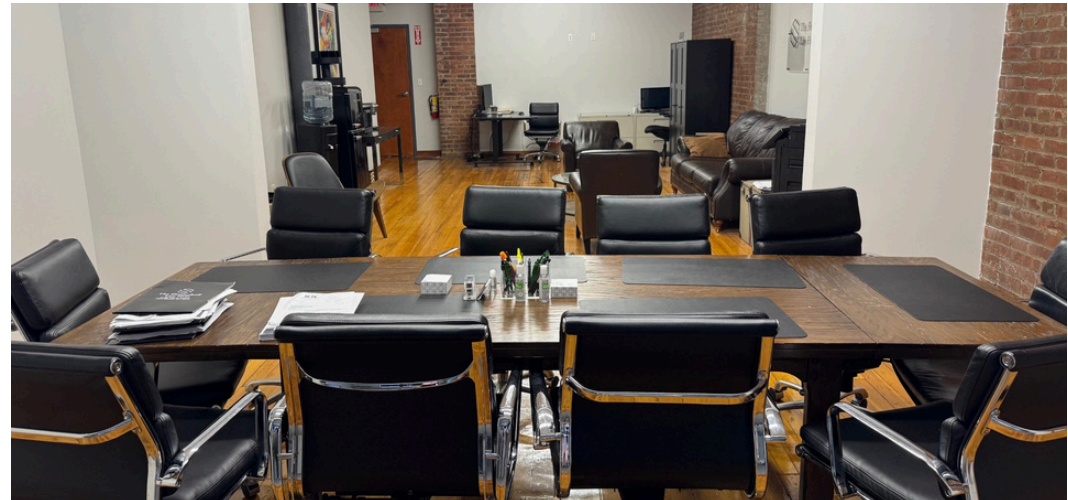
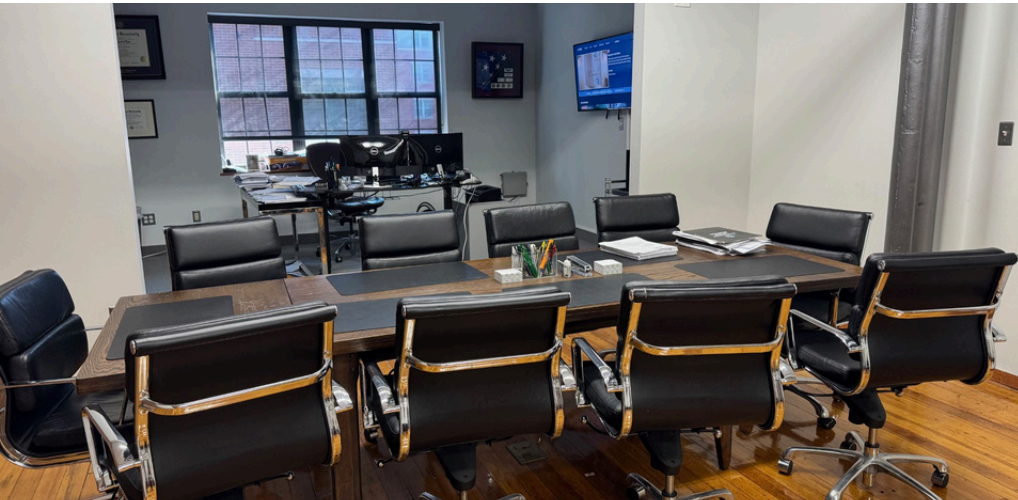
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Suite 301-C



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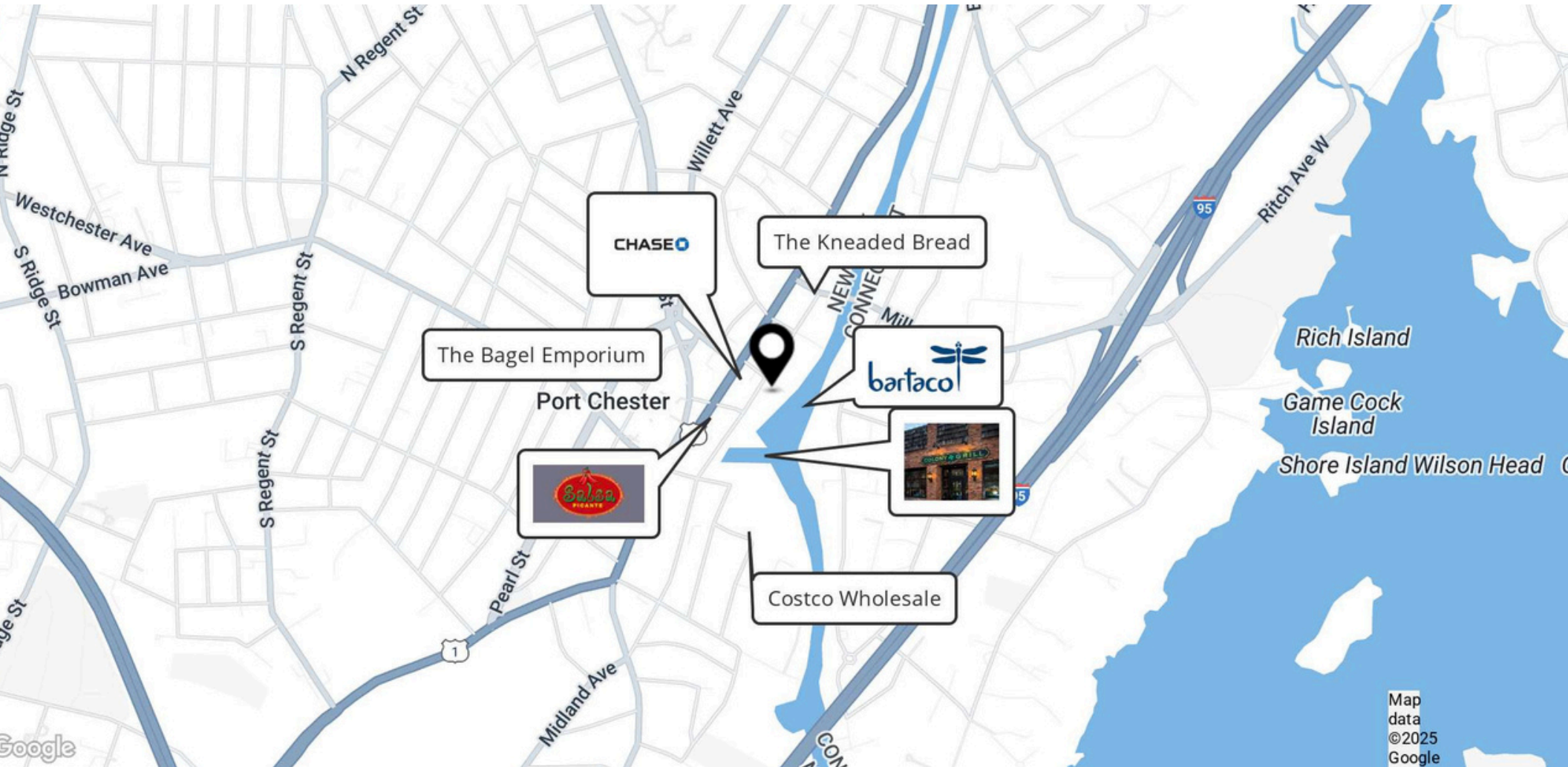
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Retailer Map



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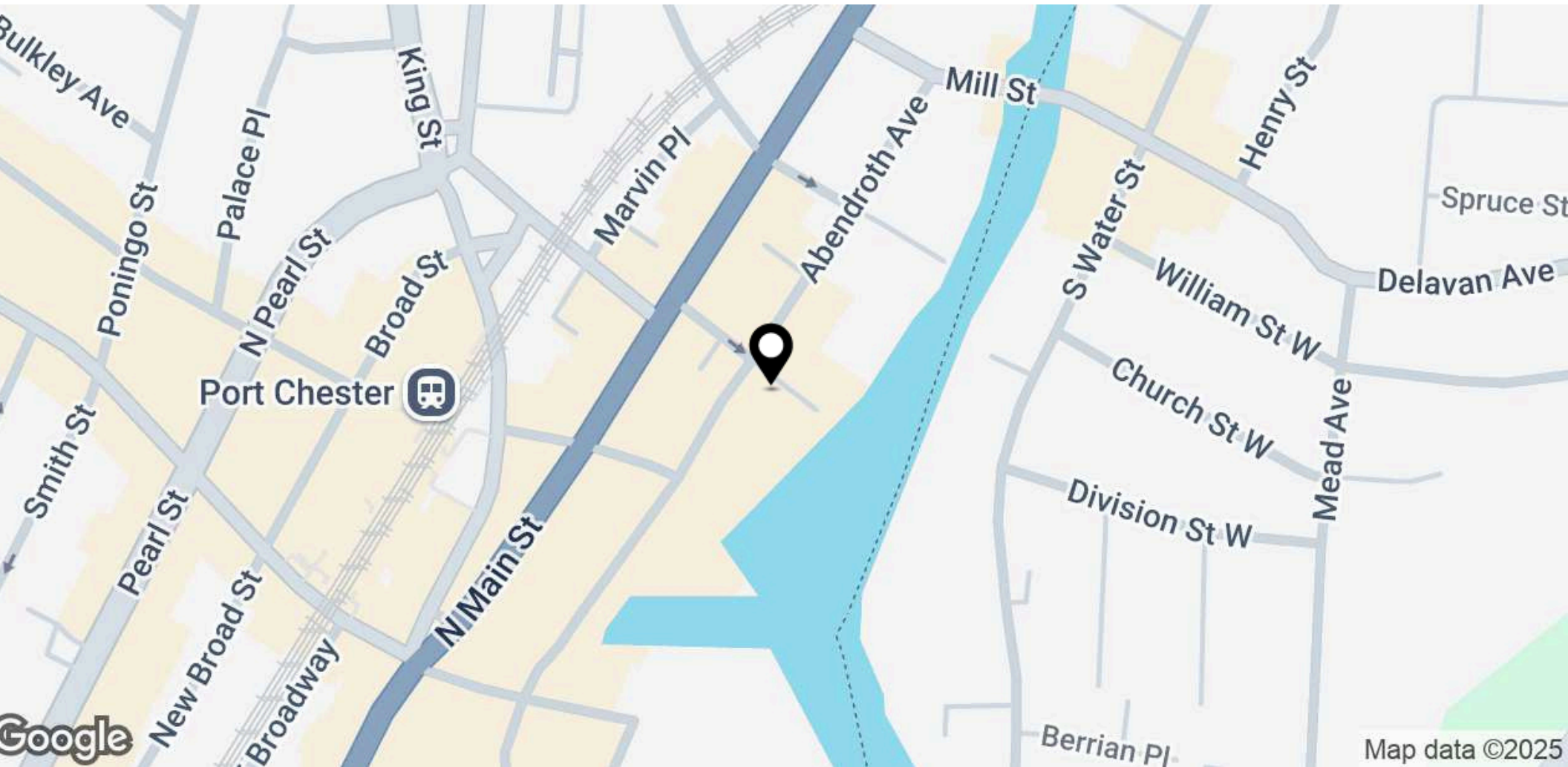
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Location Map



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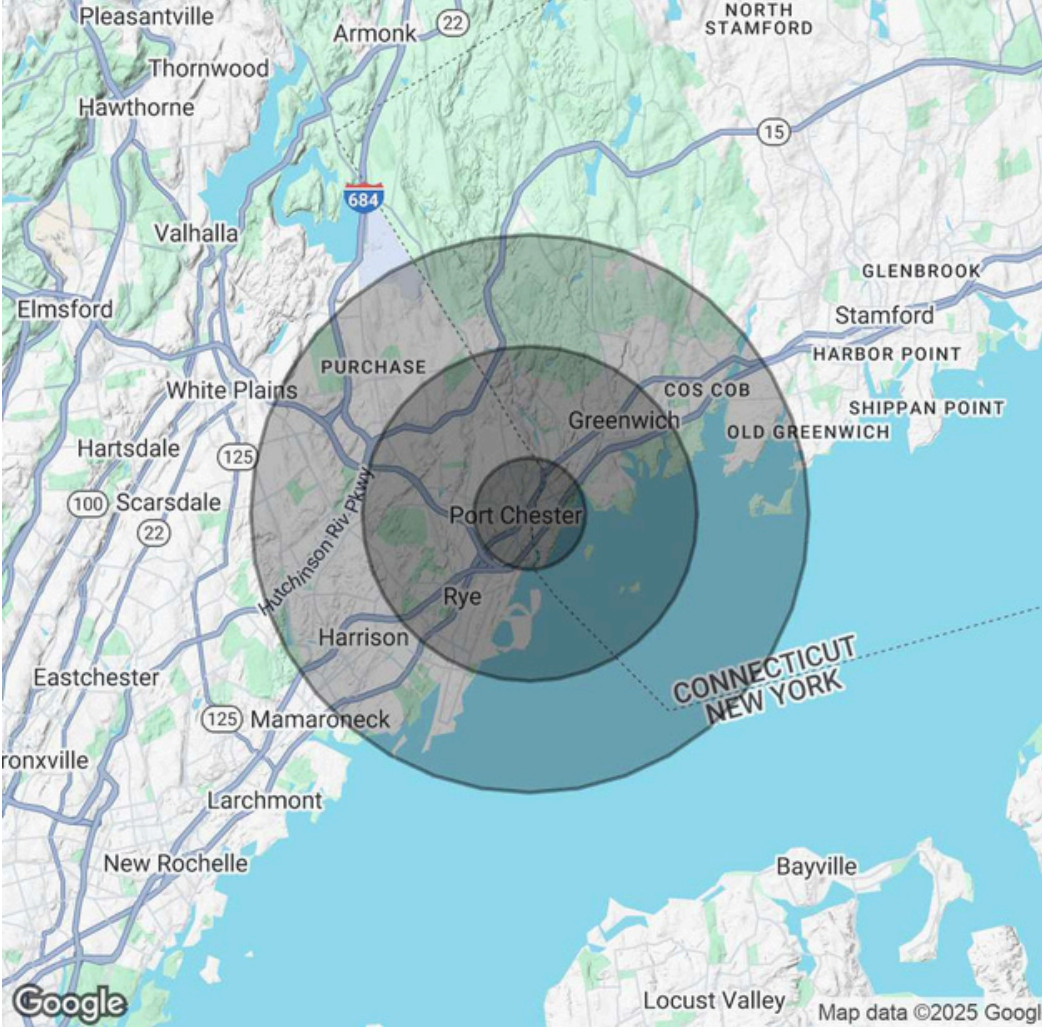
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	34,317	75,792	133,098
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households # of Persons per	11,701	27,173	46,193
HH Average	2.9	2.8	2.9
HH Income	\$134,243	\$194,972	\$222,471
Average House Value	\$723,675	\$1,056,117	\$1,185,029

Demographics data derived from AlphaMap



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