

ONE EXECUTIVE

1 Executive Boulevard, North Yonkers, New York

**STATE-OF-THE-ART MEDICAL FACILITY
1,400 UP TO 66,000 SF FOR LEASE**

SIMONE[®]
DEVELOPMENT COMPANIES

 **CUSHMAN &
WAKEFIELD**



A PREMIER MEDICAL DESTINATION IN SOUTHERN WESTCHESTER



[View Property Video](#)

One Executive offers a prime opportunity for businesses to establish a presence on the prestigious North Yonkers Medical Mile. Now under the visionary leadership of Simone Development Companies, this 133,768 SF Class A office building is being transformed into a state-of-the-art medical facility, providing cutting-edge spaces designed to advance healthcare innovation and support leading medical practices.

Our acquisition of this important property located in the heart of what we see as the North Yonkers Medical Mile fits perfectly with our vision for this vibrant and growing healthcare community.

- Joe Simone, President of
Simone Development Companies

PROPERTY HIGHLIGHTS

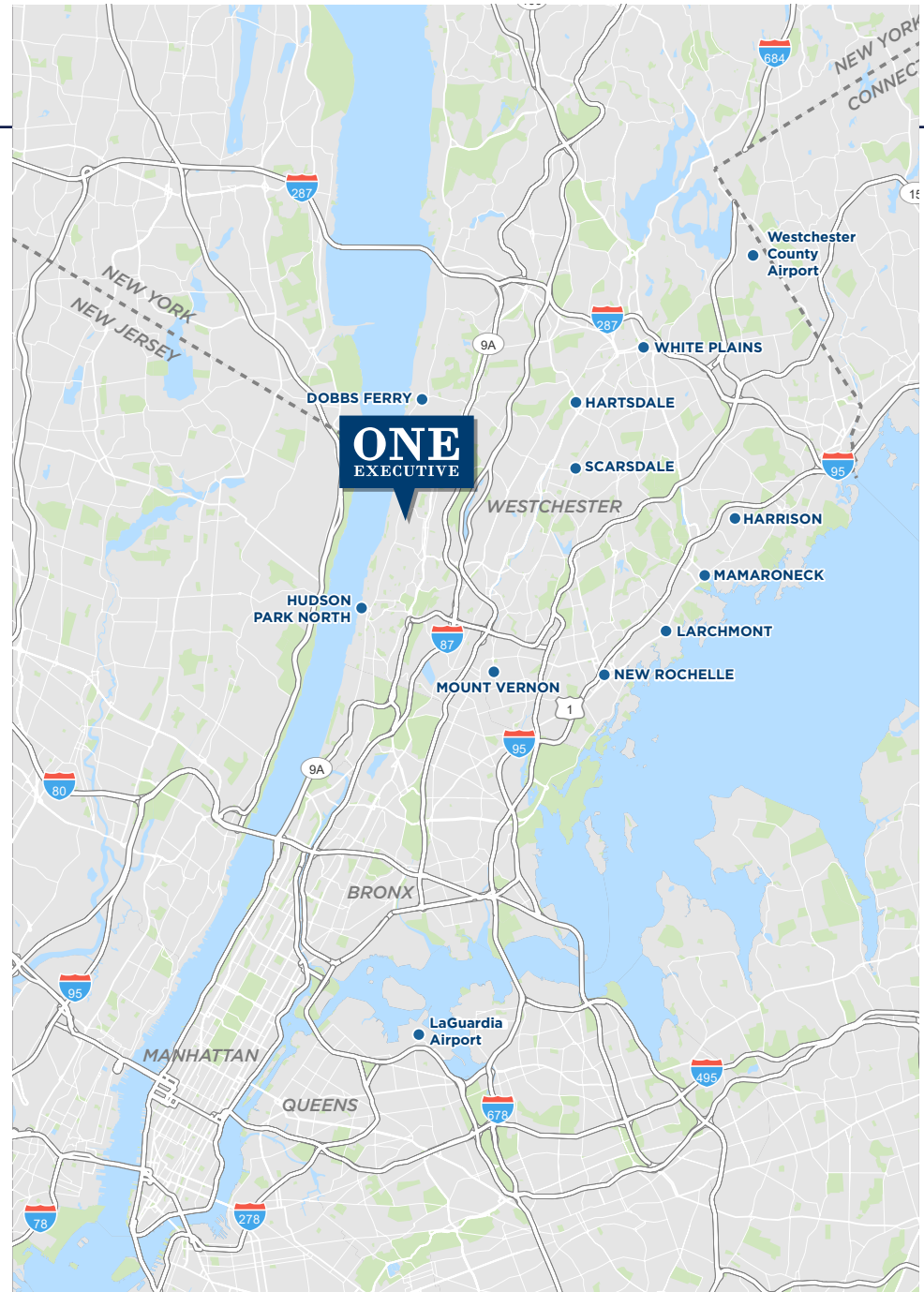
- 133,768 total square feet
- Upgraded lobby, parking area, landscaping, lighting, automated doors, bathrooms, façade, and signage
- Two passenger elevators with 3,000 lb capacity
- 10'+ ceiling height
- Heavy floor loads
- 376 surface and covered spaces
- 24-hour access



WHERE MEDICAL MEETS CONVENIENCE

Just under 30 minutes from Manhattan, One Executive offers a prime location with seamless access to major highways, making it the ideal spot for businesses that prioritize convenience and connectivity around the New York metro area.

Scarsdale	8.7 miles
Bronx	12.6 miles
Manhattan	16 miles
Westchester County Airport	19 miles
LaGuardia Airport	19.2 miles



STRONG DEMAND FOR TOP QUALITY MEDICAL CARE

Projected Service Line Growth

Healthcare service lines in the Yonkers region have experienced substantial growth in recent years, with projections indicating even more significant increase ahead.

5 YEAR GROWTH

SERVICE LINE	5 YEAR GROWTH
Endocrinology	16.40%
Psychiatry	9.30%
Spine	9.10%
Vascular	7.30%
Cardiology	6.30%
Ophthalmology	6.30%
Physical Therapy/Rehabilitation	6.20%
Lab	5.20%
Orthopedics	4.80%
Miscellaneous Services	4.60%
ENT	4.50%
Pain Management	4.30%
Nephrology	2.70%
Podiatry	1.90%
Evaluation and Management	1.60%
Trauma	1.40%
Neurology	0.50%
Radiology	0.40%
Neurosurgery	-1.30%

10 YEAR GROWTH

SERVICE LINE	10 YEAR GROWTH
Endocrinology	26.10%
Physical Therapy/Rehabilitation	18.40%
Vascular	13.80%
Spine	12.70%
Ophthalmology	12.00%
Orthopedics	11.60%
Miscellaneous Services	10.50%
Cardiology	10.20%
Lab	8.50%
Psychiatry	8.50%
ENT	7.90%
Pain Management	7.70%
Podiatry	5.80%
Nephrology	3.00%
Trauma	2.70%
Evaluation and Management	2.00%
Neurosurgery	1.60%
Neurology	1.40%
Radiology	0.90%

One Executive is located within 1/4 mile of 879,426 square feet of existing medical office space.

REGIONAL HEALTHCARE LANDSCAPE



AREA AMENITIES AND RETAIL

Health Clubs/Gyms

- 1 Equalize Fitness
- 2 LA Fitness

Hotels

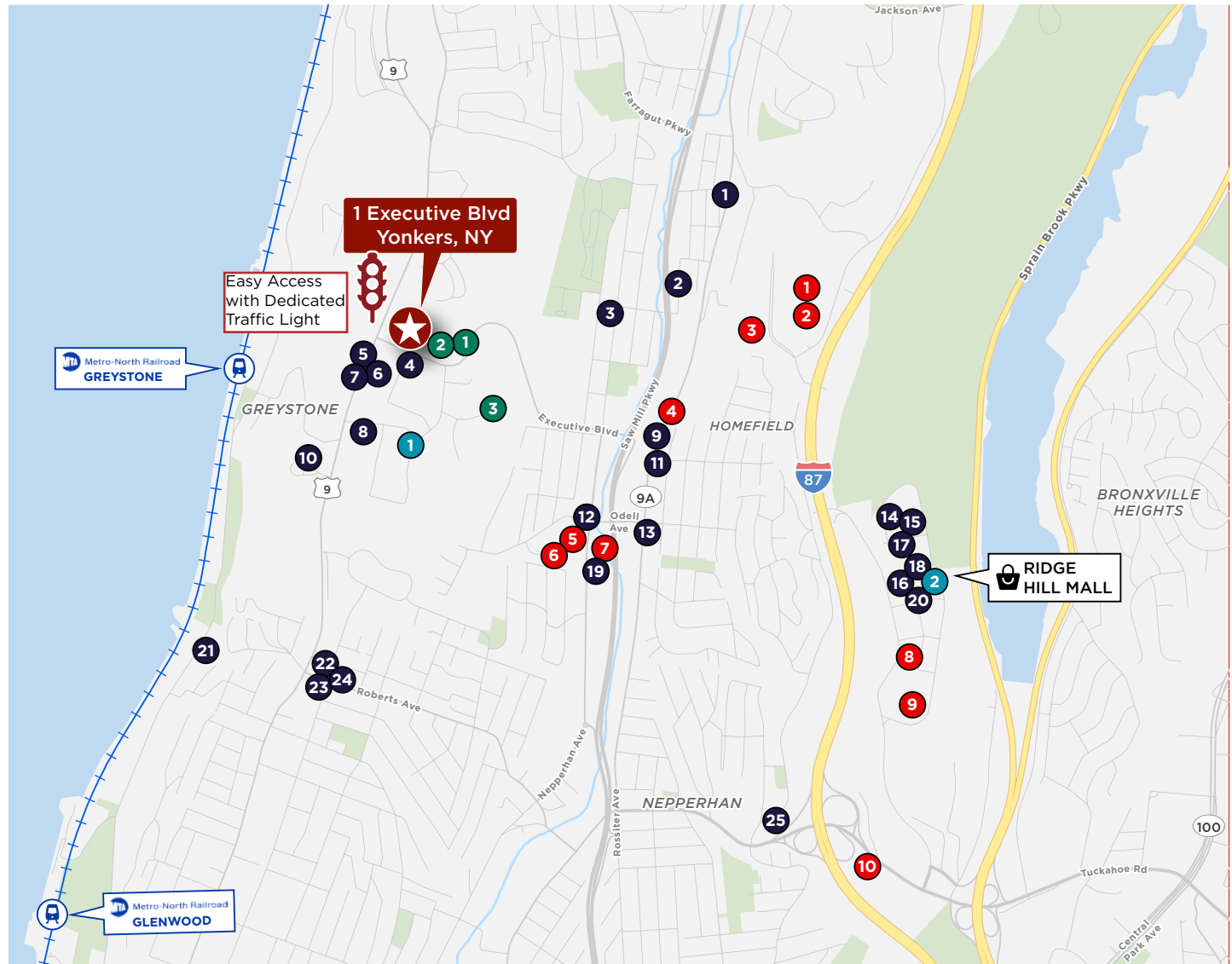
- 1 Residence Inn
- 2 Courtyard
- 3 Hampton Inn & Suites

Restaurants

- 1 Clarke's Bar & Restaurant
- 2 La Lanterna Restaurant & Caffè
- 3 Bella Rosa Pizzeria
- 4 Applebee's Grill + Bar
- 5 Fresh&co
- 6 Enbu Japanese Asian Fusion
- 7 The Taco Project
- 8 Gianna's
- 9 Roaming Woodfired Pizza
- 10 Odyssey Cafe
- 11 Homefield Deli & Restaurant
- 12 Gigi's Pizzeria & Restaurant
- 13 Seven Brothers Diner
- 14 Yard House
- 15 Casa Fuego
- 16 Texas de Brazil
- 17 Public Pizza Italian Kitchen
- 18 Elevation Burger
- 19 McDonald's
- 20 The Cheesecake Factory
- 21 Pizza Pizza
- 22 Palisade Pizza & Pasta
- 23 Mendoza
- 24 Tokyo Japanese Restaurant
- 25 Marcellino's

Shopping

- 1 Costco
- 2 Home Depot
- 3 Stew Leonard's
- 4 Sherwin-Williams
- 5 CVS Pharmacy
- 6 Key Food
- 7 Walgreens
- 8 Whole Foods
- 9 Lowe's Home Improvement
- 10 Shoprite





A LEADER IN MODERN MEDICAL OFFICE SPACES

Simone Development Companies is a full-service real estate investment firm renowned for its expertise in acquiring, developing, and managing healthcare, mixed-use, office, retail, industrial, and residential properties in New York City and its suburbs including Long Island, Westchester County, Orange and Fairfield Counties and New Jersey. With nearly 50 years of experience and a portfolio spanning more than 7 million SF across over 100 properties, Simone Development Companies is committed to empowering healthcare organizations to achieve world-class results and make a significant impact on the communities they serve.

HEALTHCARE SPECIALIZATION

- Urgent care
- Ambulatory surgery
- Radiology
- Dialysis
- Cancer treatment

LOWER LEVEL FLOOR

Availability

Suite LL 9,082 SF



1ST FLOOR

Availabilities

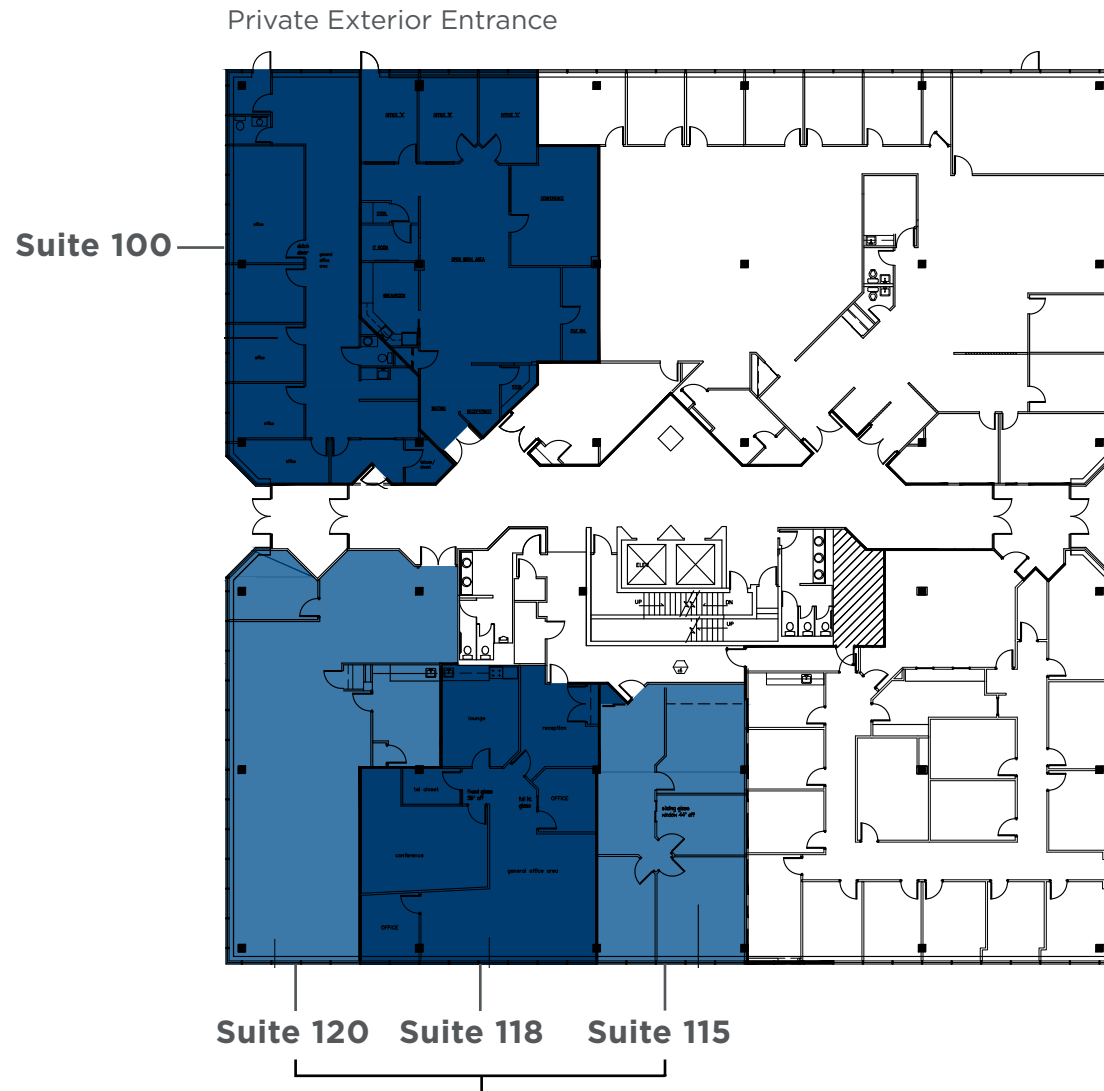
Suite 100 4,939 SF

Suite 120 2,653 SF

Suite 118 2,249 SF

Suite 115 1,501 SF

Total Available: 11,342 SF



6,403 SF COMBINED (ALL SUITES AVAILABLE)

2ND FLOOR

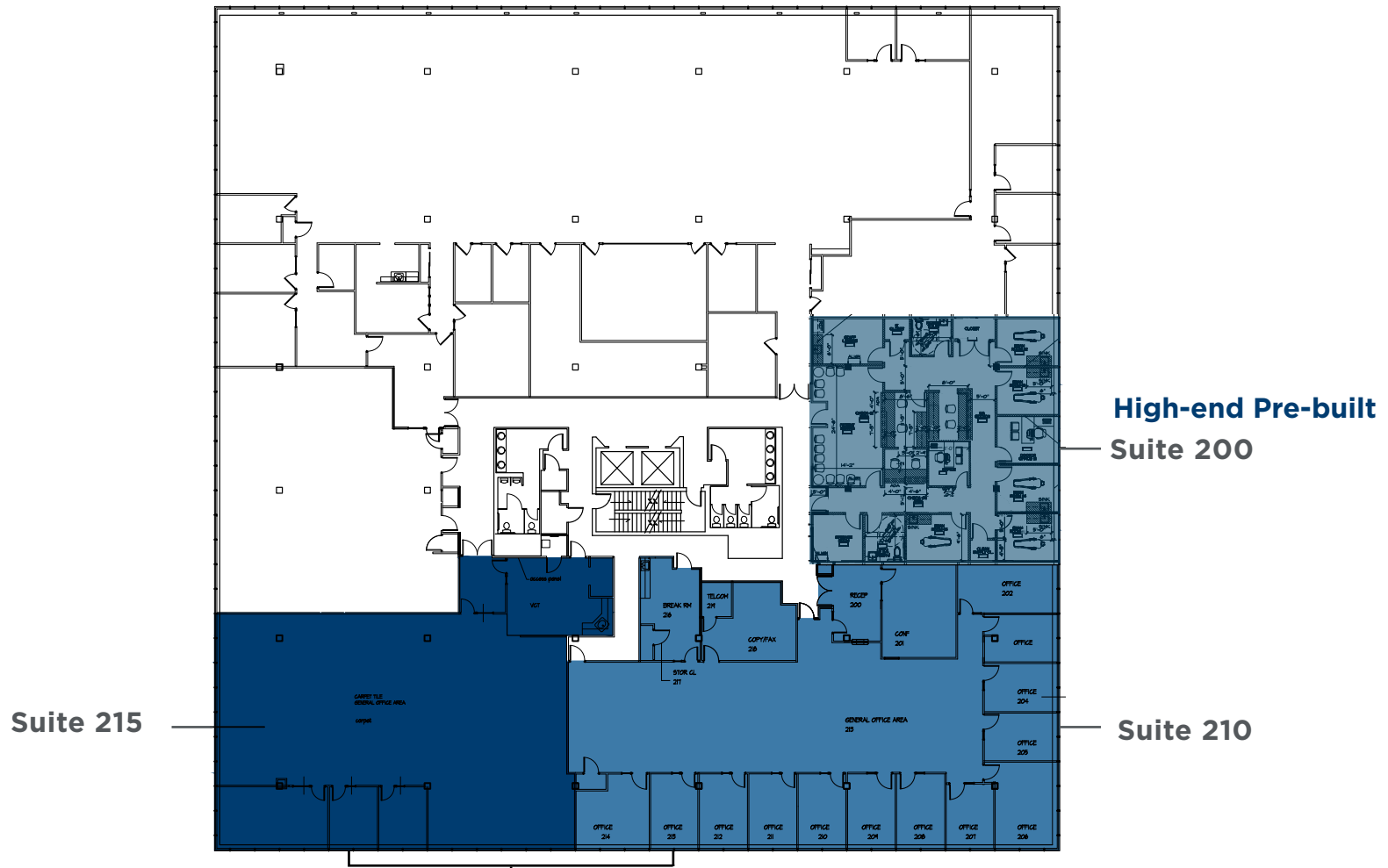
Availabilities

Suite 215 4,960 SF

Suite 210 6,862 SF

Suite 200 3,179 SF

Total Available: 15,001 SF



11,822 SF COMBINED (ALL SUITES AVAILABLE)

4TH FLOOR

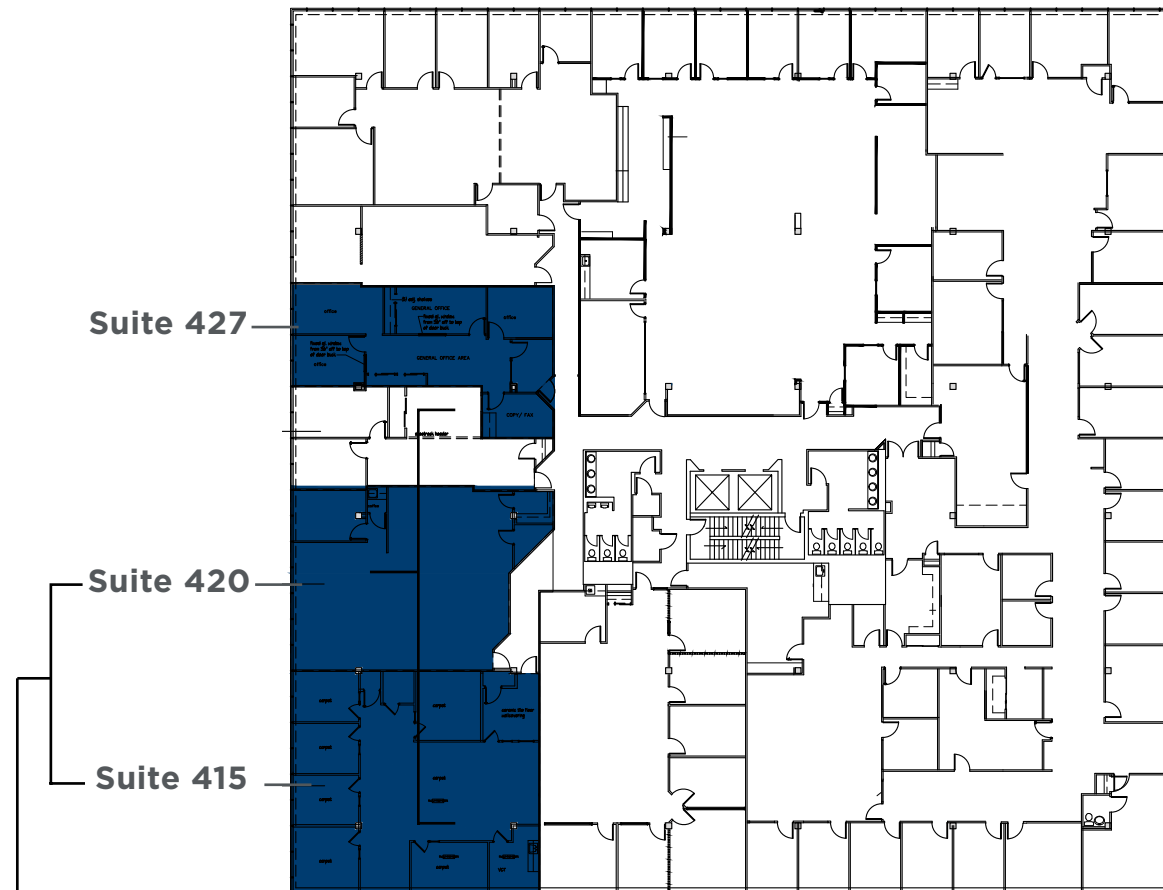
Availabilities

Suite 420 2,017 SF

Suite 415 2,662 SF

Suite 427 1,432 SF

Total Available: 6,111 SF



4,697 SF COMBINED

(ALL SUITES AVAILABLE)



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