



FOR LEASE

219 Westchester Avenue

PORT CHESTER, NY 10573



HOULIHAN LAWRENCE
COMMERCIAL

FLOOR 5
900
SQFT

\$2,200 / MO
OFFERED AT

Office Space for Lease



DARREN GORDON

Real Estate Salesperson

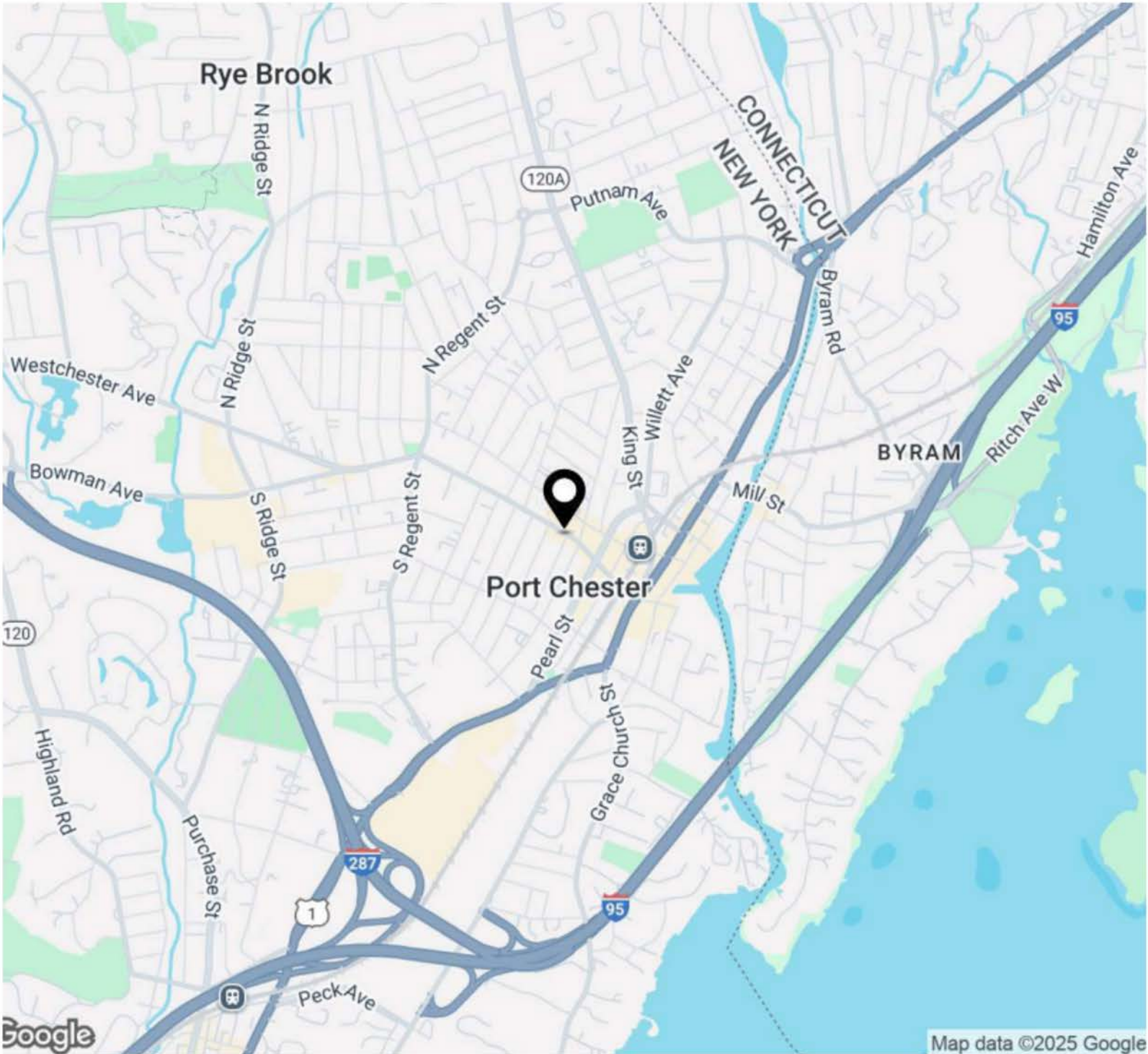
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Located in a dynamic and rapidly developing neighborhood, the building is just a short walk from downtown Port Chester

Houlihan Lawrence Commercial exclusively represents 219 Westchester Ave in Port Chester, NY. This six-story, mixed-use office building has an 900 square foot suite with private bathroom available on the fifth floor, offering professionals a well-connected and efficient workspace with stunning views of downtown Port Chester and the serene Long Island Sound.



Map



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Retailer Map

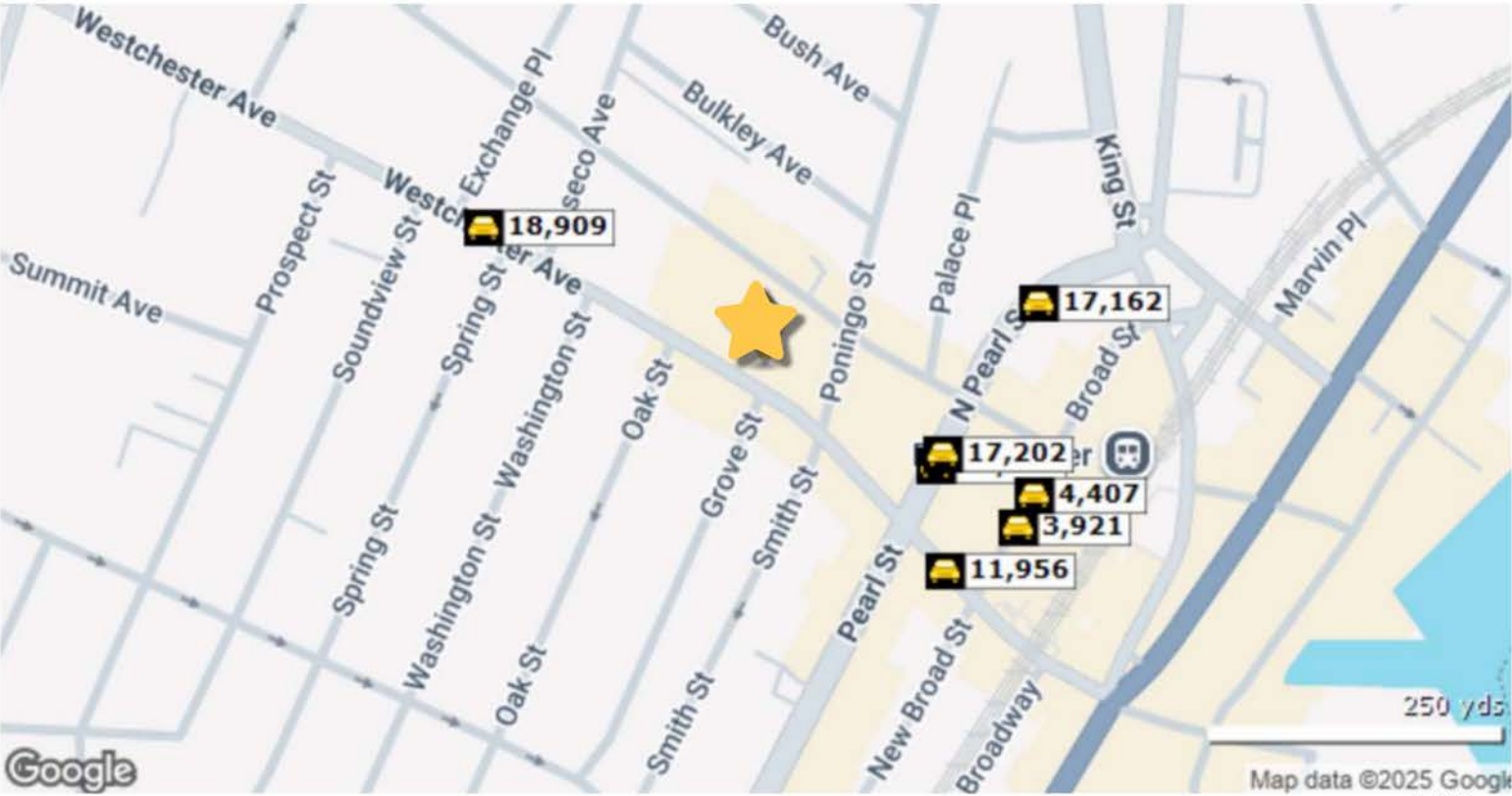


Located in a dynamic and rapidly developing neighborhood, the building is just a short walk from downtown Port Chester with neighbors such as **The Capitol Theatre**, **The Bagel Emporium**, and the **United States Postal Service**. The area is currently undergoing a significant transformation, with over 2,500 new apartments in development, reflecting substantial investment and growth in the community. Additionally, the building is conveniently near the **Metro-North** train station and a **Bee-Line** bus stop, ensuring excellent accessibility to New York City. As the tallest building on the street, its prominence is seamlessly integrated into the area's fabric, contributing to the success of its esteemed tenants.



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Traffic Count



STREET	CROSS STREET	CROSS STR. DIST.	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJ PROP
1 NY 120A	Westchester Ave	0.03 SW	2024	16,660	MPSI	.10
2 N Pearl St	Irving Ave	0.03 NE	2024	17,202	MPSI	.10
3 Westchester Avenue	Broad St	0.02 SE	2023	11,956	AADT	.13
4 N Pearl St	Irving Ave	0.03 NE	2023	17,171	MPSI	.14
5 North Pearl Street	Irving Ave	0.03 NE	2025	17,162	MPSI	.14
6 Broad Street	Irving Ave	0.02 NE	2025	3,949	MPSI	.15
7 Broad Street	Irving Ave	0.02 NE	2024	3,921	MPSI	.15
8 Broad St	Irving Ave	0.02 NE	2022	4,378	MPSI	.15
9 Broad St	Irving Ave	0.02 NE	2024	4,407	MPSI	.15
10 Westchester Ave	Exchange PI	0.01 NW	2018	18.909	MPSI	.15

Costar