

North Yonkers, New York

Renovations Underway

JOIN NORTH YONKERS' NEW MEDICAL MILE

WITHIN 1/4 MILE

- 879,426 SF OF MEDICAL SPACE

- 337 HOTEL KEYS





Property:

Located in the North Yonkers medical cluster, **One Executive Boulevard** is a 133,768 sq. ft. office building with 66,591 sq. ft. available for lease. Simone Development has begun renovations to repurpose the property as a state-of-the-art medical office building with excellent visibility and accessibility via the intersection of Executive Boulevard and North Broadway. The building is surrounded by large parking fields welcoming tenants and visitors with multiple lobby entrances.

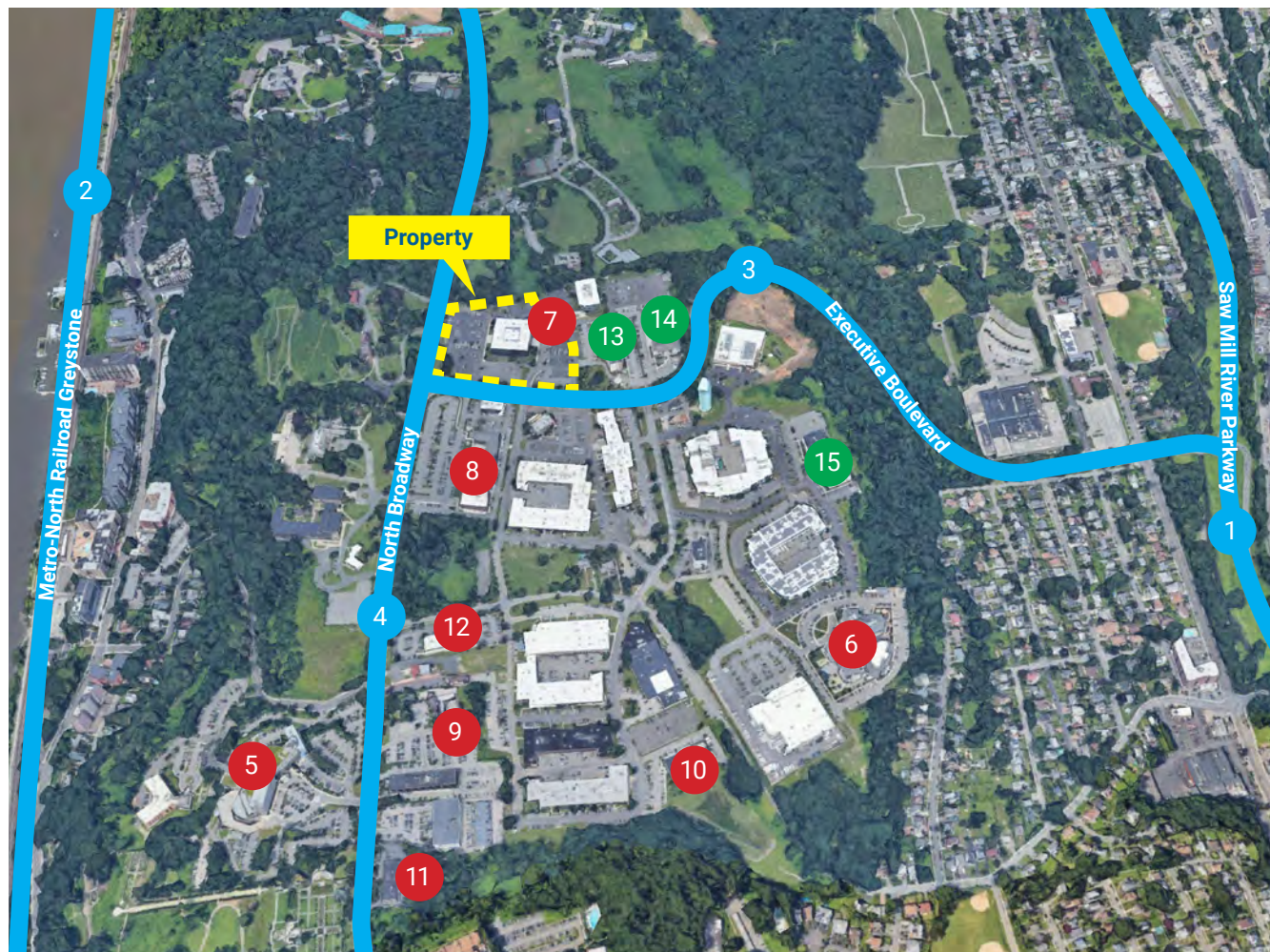
Company:

Simone Development Companies is a full-service real estate investment company specializing in the acquisition, development and management of healthcare, mixed-use, office, retail, industrial and residential properties. Headquartered in the Bronx, the privately held company owns and operates over 7 million square feet across more than 100 properties throughout the Bronx, Manhattan, Queens, Long Island, Westchester County, Orange and Fairfield Counties and New Jersey.

Location & Landmarks

One Executive Boulevard, North Yonkers, New York

ONE
EXECUTIVE



Transportation

1. Saw Mill River Parkway
2. Metro-North Railroad Greystone
3. Executive Boulevard
4. North Broadway

North Yonkers Medical Mile

5. 1088 N. Broadway	St. John's Riverside Hospital	317,680 SF
6. 300 Corporate Blvd	Elizabeth Seton Childrens Center	165,000 SF
7. One Executive Blvd	Simone Development	133,768 SF
8. 1086 N. Broadway	Boyce Thompson Building – Westmed	86,873 SF
9. 984 N. Broadway	Medical Office Building	80,550 SF
10. 970 N. Broadway	Riverhill Radiation Oncology	70,000 SF
11. 944 N. Broadway	Northway Medical Center	21,461 SF
12. 917 N. Broadway	Medical Office Building	24,094 SF
Total Square Feet		879,426 SF

Hospitality

13. Courtyard by Marriott
14. Residence Inn by Marriott
15. Hampton Inn & Suites

SIMONE[®]
DEVELOPMENT COMPANIES

Josh Gopan
✉ jgopan@simdev.com
☎ 718-215-3000 x113

Jeremy Schwartz
✉ jschwartz@simdev.com
☎ 718-414-1383

Marsela Beshiri
✉ mbeshiri@simdev.com
☎ 718-414-1380

Exclusive Broker
Cushman & Wakefield
Matthew Lisk
matthew.lisk@cushwake.com
914 305 9303

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Aerial View

One Executive Boulevard, North Yonkers, New York

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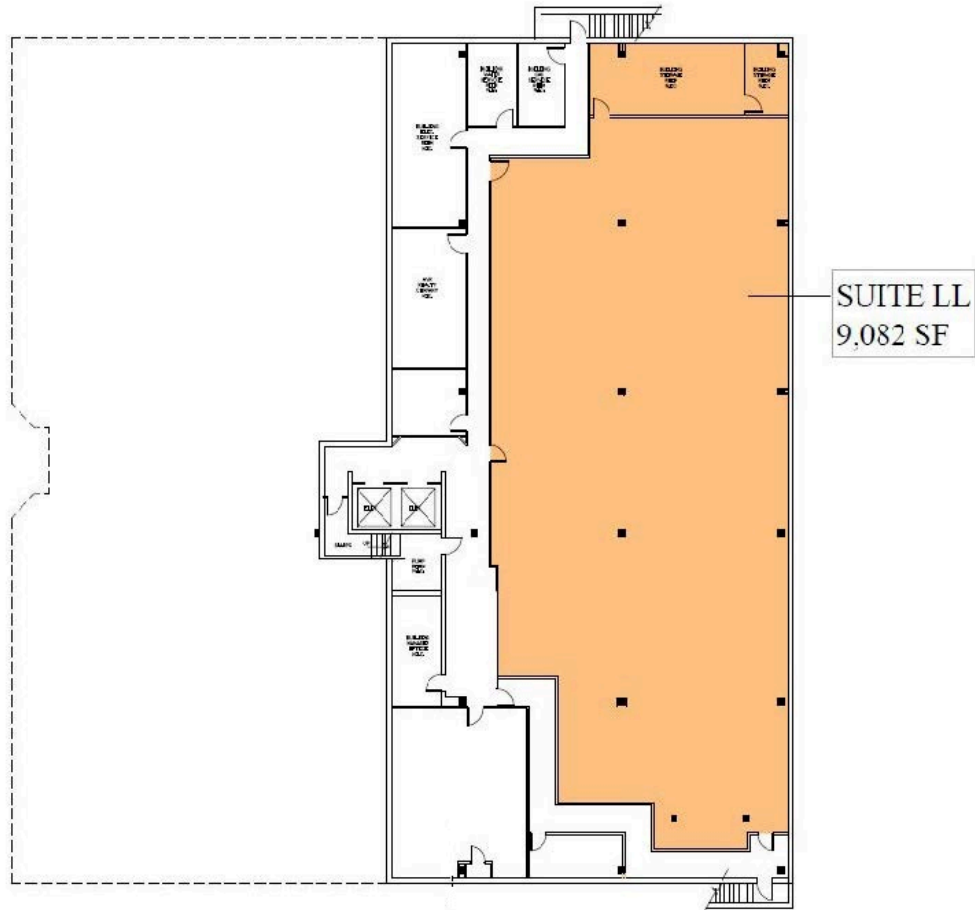
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Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

ONE
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Lower Level – 9,082 SF



Property Highlights

- + **Building Size**
133,768 SF
- + **Available RSF**—66,591 SF
- + **Lower Level** – 9,082 SF
- + **Parking**
Abundant Parking
- + **Elevator**
Two passenger elevators with 3,000 lb. capacity
- + **Ceiling Height**
9'6" Ceiling Height
- + **Planned Renovations** Interior and exterior renovations underway
- + **Heavy Floor Loads**

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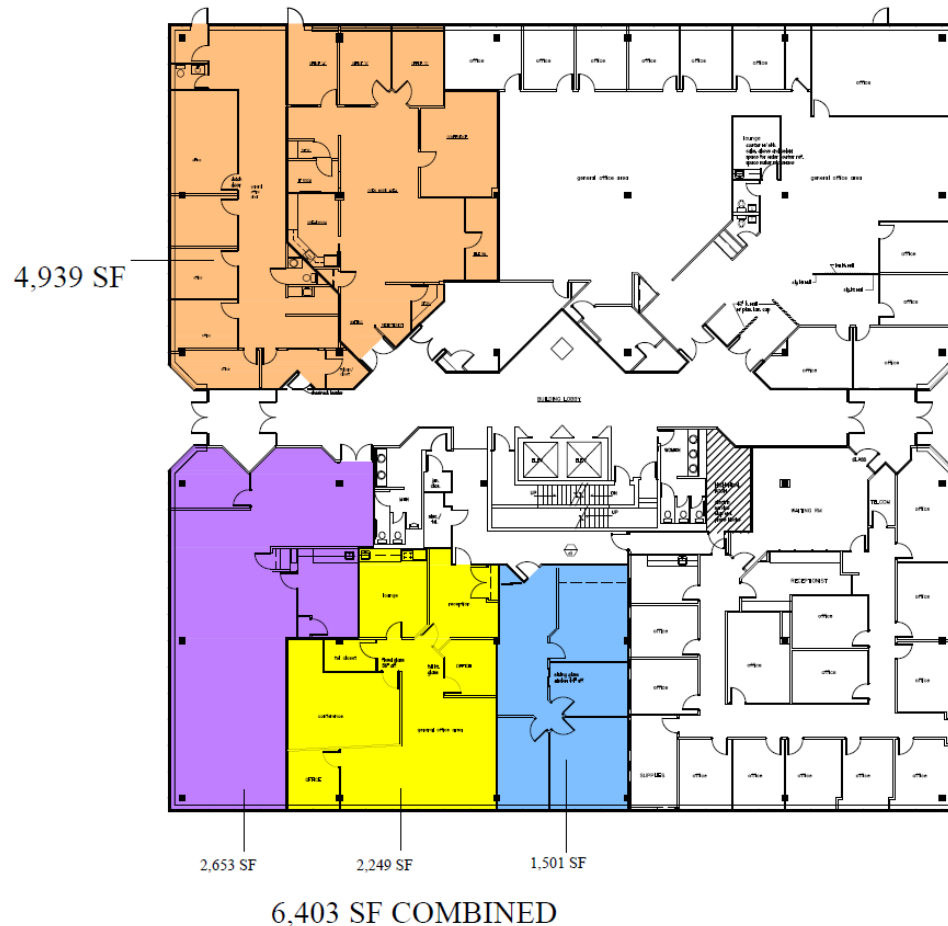
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Site Plan & Highlights

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1st Floor Plan – 1,501 - 11,342 SF



Property Highlights

- + **Building Size**
133,768 SF
- + **Available RSF- 66,591 SF**
- + 1st Floor – 4,939 - 6,403 SF
- + **Parking**
Abundant Parking
- + **Elevator**
Two passenger elevators with
3,000 lb. capacity
- + **Ceiling Height**
9'6" Ceiling Height
- + **Planned Renovations** Interior
and exterior renovations
underway
- + **Heavy Floor Loads**

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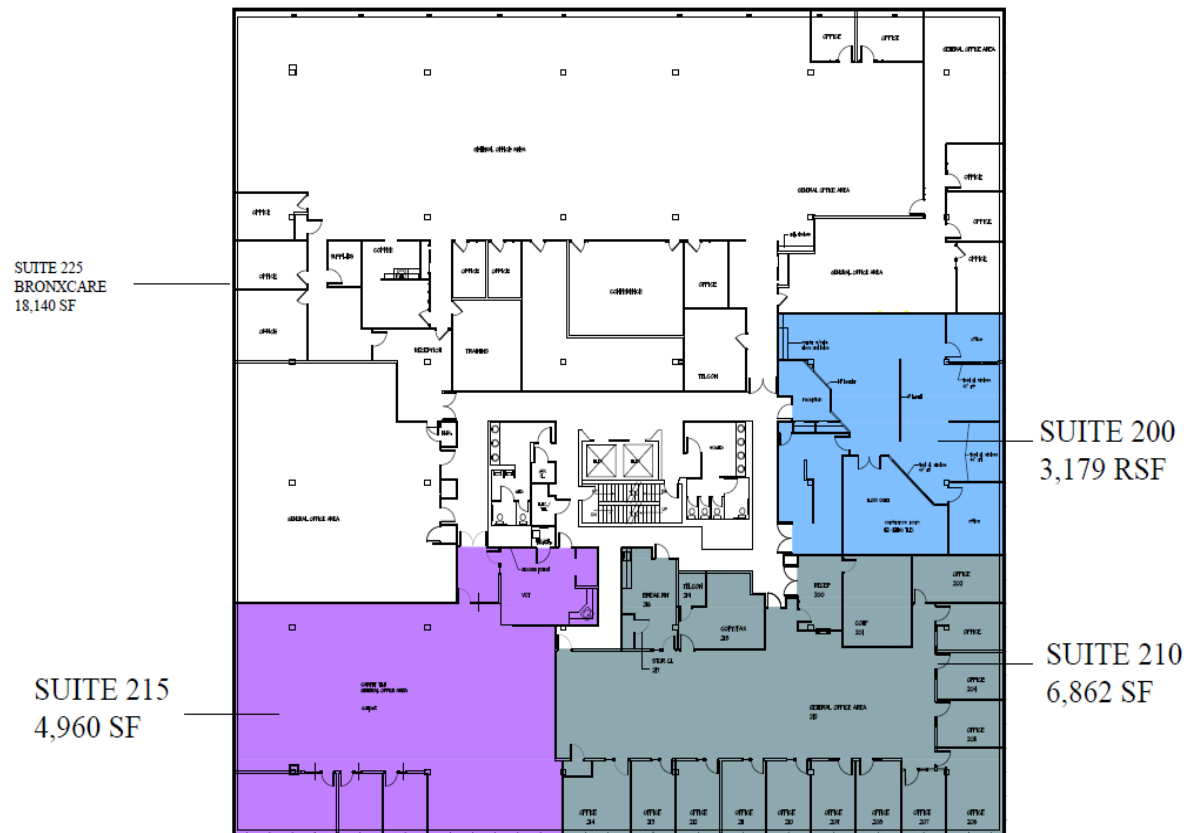
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Site Plan & Highlights

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2nd Floor Plan – 3,179 - 15,001 SF



Property Highlights

- + **Building Size**
133,768 SF
- + **Available RSF - 66,591 SF**
- + **2nd Floor – 3,179 - 6,862 SF**
- + **Parking**
Abundant Parking
- + **Elevator**
Two passenger elevators with 3,000 lb. capacity
- + **Ceiling Height**
9'6" Ceiling Height
- + **Planned Renovations** Interior and exterior renovations underway
- + **Heavy Floor Loads**

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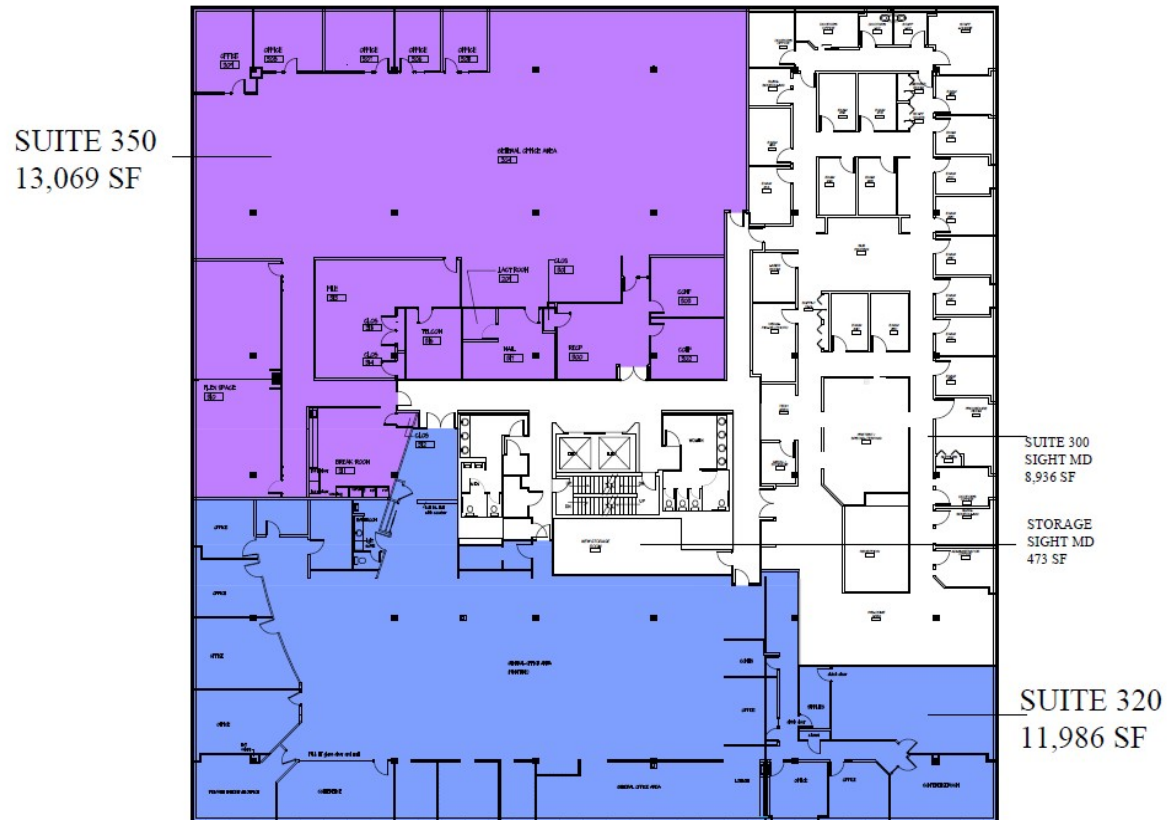
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Site Plan & Highlights

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3rd Floor Plan – 11,986 - 25,055 SF



Property Highlights

- + **Building Size**
133,768 SF
- + **Available RSF - 66,591 SF**
- + **3rd Floor – 11,986 - 13,069 SF**
- + **Parking**
Abundant Parking
- + **Elevator**
Two passenger elevators with 3,000 lb. capacity
- + **Ceiling Height**
9'6" Ceiling Height
- + **Planned Renovations** Interior and exterior renovations underway
- + **Heavy Floor Loads**

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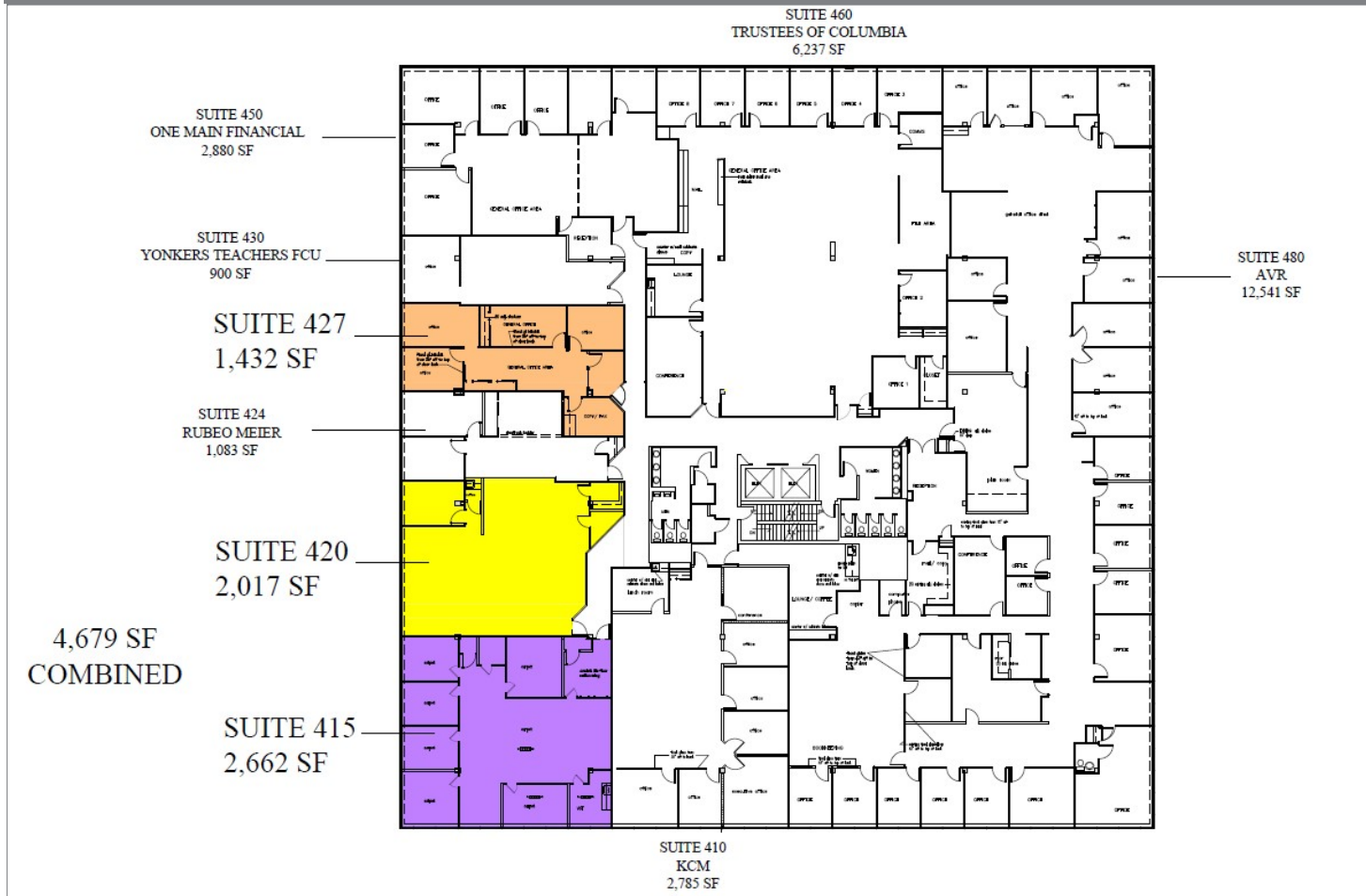
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Site Plan & Highlights

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4th Floor Plan – 1,432 - 6,111 SF



Property Highlights

- + **Building Size**
133,768 SF
- + **Available RSF- 66,591 SF**
- + **4th Floor – 1,432 - 4,679 SF**
- + **Parking**
Abundant Parking
- + **Elevator**
Two passenger elevators with 3,000 lb. capacity
- + **Ceiling Height**
9'6" Ceiling Height
- + **Planned Renovations** Interior and exterior renovations underway
- + **Heavy Floor Loads**

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Specifications

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ONE
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Specifications

Building Size	133,768 SF
Available SF	66,591 SF
Stories	4 plus lower level
Parking	Abundant Parking
Property Type	Medical Office
Lot	6.70 Acres
Elevator	2 Passenger Elevators
Condition	Renovations Underway

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