



MEDICAL OFFICE BUILDINGS DEVELOPMENT AVAILABLE
CORTLANDT MEDICAL PARK
 CORTLANDT MANOR, NEW YORK
 OPPOSITE NEW YORK PRESBYTRIAN HOSPITAL

BUILDING FEATURES

MEDICAL OFFICE DEVELOPMENT AVAILABLE TO BE BUILT

PROPOSED DEVELOPMENT	100,000 SF Medical Office 4,000 SF Retail Phase 1 83,000 SF Medical Office Phase 2
ZONING	Medical Oriented District (Pending Town adoption on Town's own motion)
PARKING	939 parking spaces – surface and structured
PURCHASE PRICE	Ownership Requesting Proposals

Property Features

- Location:** 1985 Crompond Road, Cortlandt Manor, New York.
Opposite New York Presbyterian Hudson Valley Hospital
- Acreage:** 13.79 acres
- Zoning:** Medical Oriented District (Pending Town adoption on Town's own motion)
- Proposed Plan:** 100,000 SF Medical Office, 4,000 SF Retail, Phase 1, 83,000 SF Medical Office Phase 2
- Proposed Parking** 939 spaces total, combination of structured and surface
- municipal Entitlements:** Site plan submitted to Town of Cortlandt, Approvals expected by Fall 2021.
- Open Space and Amenities** Orchard Lake, Wellness Plaza, Community Green
- Sanitary System:** To be connected to existing municipal sewer system.



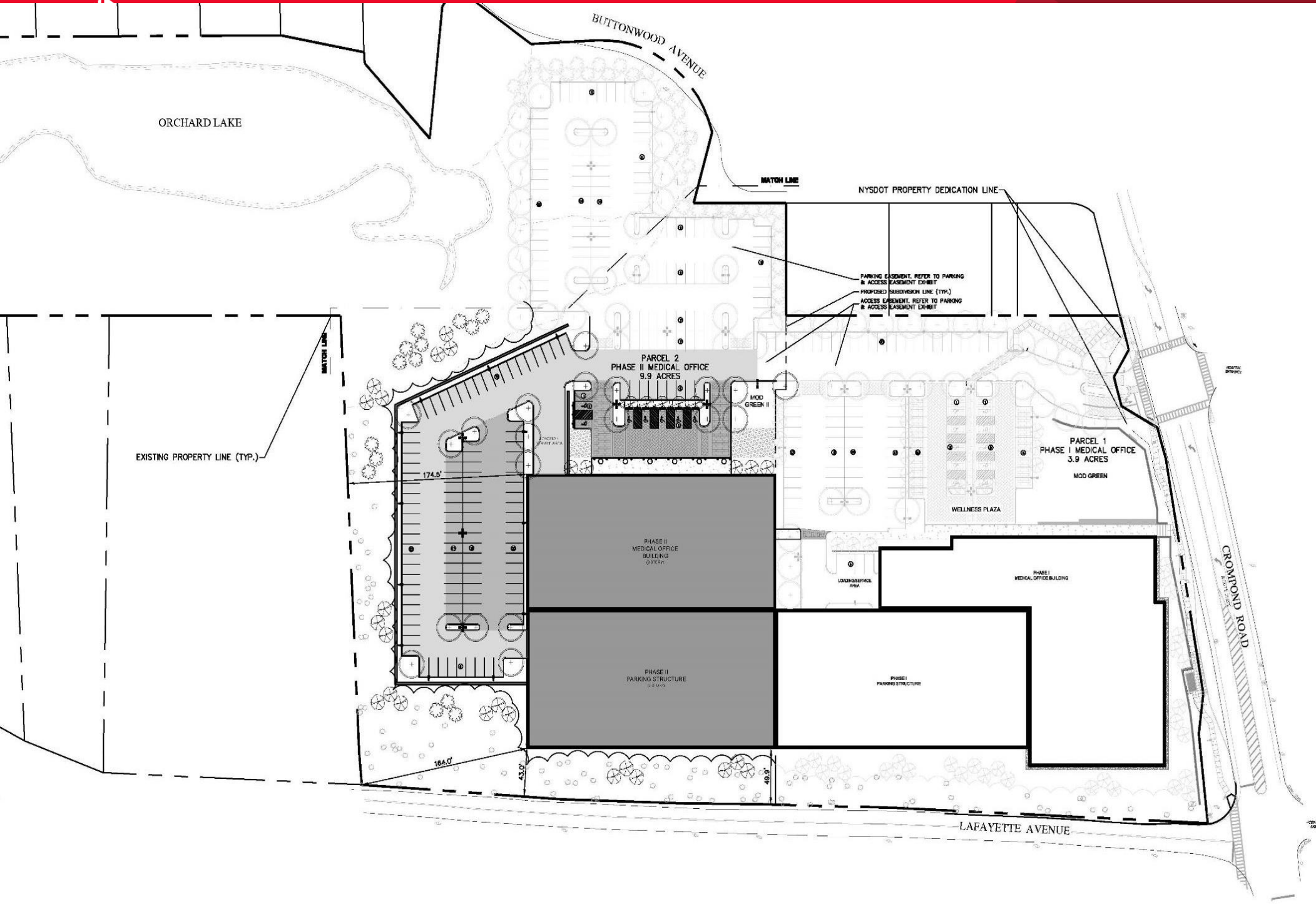
For more information, please contact:

DAVID MADIGAN
 Senior Director
 631 425 1213
 David.Madigan@cushwake.com

CUSHMAN & WAKEFIELD OF LONG ISLAND, INC.
 401 Broadhollow Road, Suite 301
 Melville, New York 11747
 631 425 1200

A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates either a lease which is unconditionally executed and delivered by and between lessor and lessee or a closing and transfer of title between our principal and purchaser. (A copy of the rates and conditions referred to above are available upon request.)

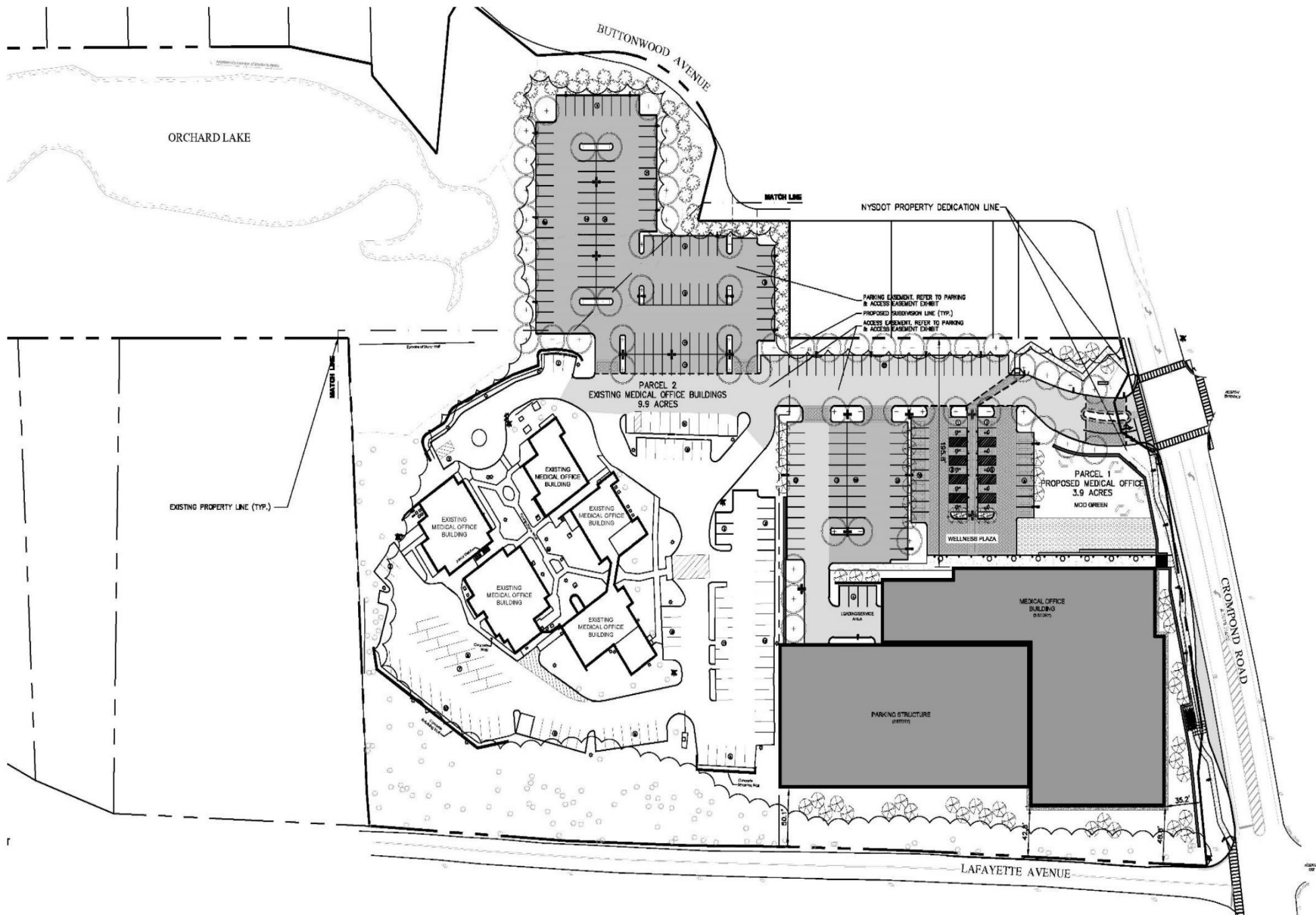
MEDICAL DEVELOPMENT OFFICE SPACE AVAILABLE



David.Madigan@cushwake.com

A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates either a lease which is unconditionally executed and delivered by and between lessor and lessee or a closing and transfer of title between our principal and purchaser. (A copy of the rates and conditions referred to above are available upon request.)

cushmanwakefield.com



MOD Phase I Site Plan





Celebrate Healthy Living
Cortlandt MOD

Celebrate Healthy Living
Cortlandt MOD

Celebrate Healthy Living
Cortlandt MOD

Celebrate Healthy Living
Cortlandt MOD