

984

N BROADWAY

YONKERS, NEW YORK

**Opportunity to
Lease in a Medical
Office Building
(MOB) in a
Thriving
Healthcare
Community**



RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

Property Highlights

984 N Broadway, Yonkers, NY

984 N Broadway represents an opportunity to lease space in a medical office building (MOB) of significant size with a superior location, directly across the street from St. John's Riverside Hospital and the Cochran School of Nursing in Yonkers, NY.

Yonkers is the third largest City in the State of New York with a population of 215,000.

The property is located at the top of Southwest Executive Office Park, in the northeast section of the City, at the border of Hastings-on-Hudson.

Key Highlights

- 80,550± SF Building with Five Floors
- Class A medical office building
- Approved Operating Room in some suites



Address	984 N. Broadway, Yonkers, NY
Site Area	80,550 +/- 2.25 Acres
Stories	Five (5)
Parcel Id	3-3415-25
Property Class	A Office
Building SF	+/- 82,000 Sf
Zoning	OL
Site Frontage	N Broadway: 180'
Site Depth	501'
Parking	300 Surface
Year Built	1970



Availability

Lower Level

- Suite 005A 618 RSF
- Suite 007B 308 RSF*

Ground Floor

- Suite 000 3,700 RSF
- Suite 005 1,251 RSF*

Third Floor

- Suite 301 1,395 RSF
- Suite 314 646 RSF*
- Suite 316 1,106 RSF
- Suite 402 1,212 RSF

Fourth Floor

- Suite 405 648 RSF
- Suite 415 1,085 RSF*
- Suite 419 810 RSF*

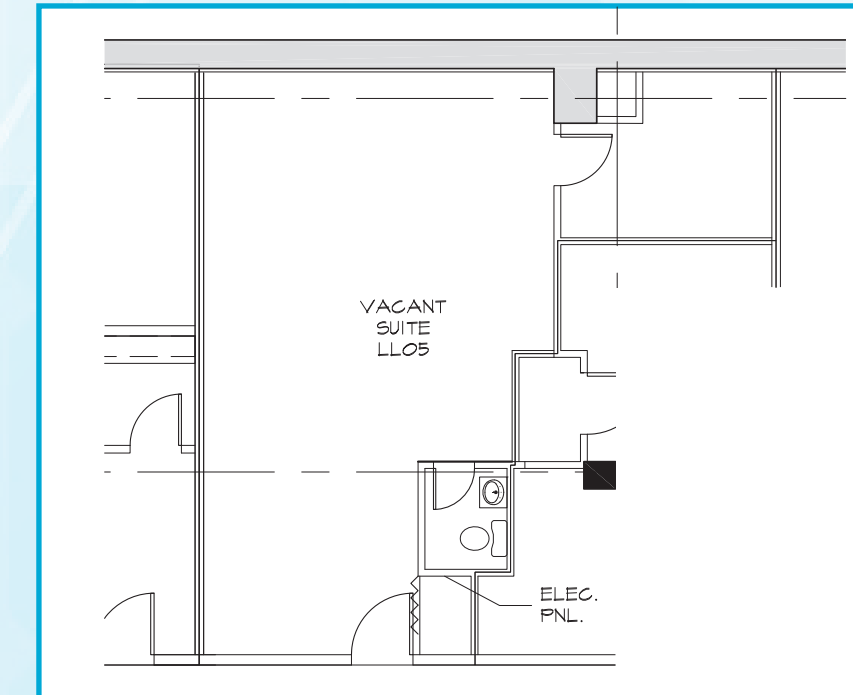
Fifth Floor

- Suite 500 845 RSF*
- Suite 501 3,878 RSF

* = Floor Plans may not be available



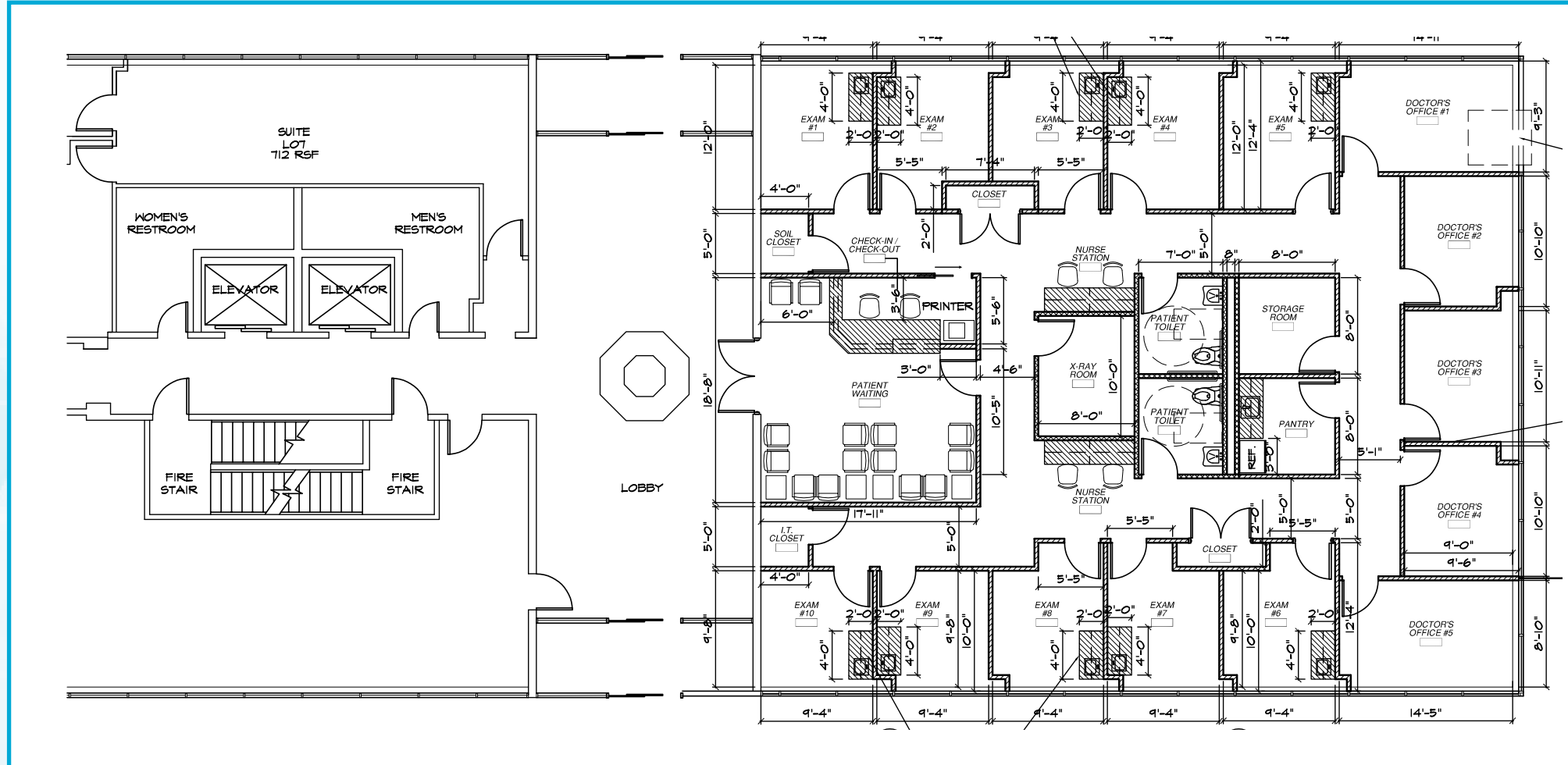
Floor Plans



Lower Level | Suite LL005A - 618 RSF

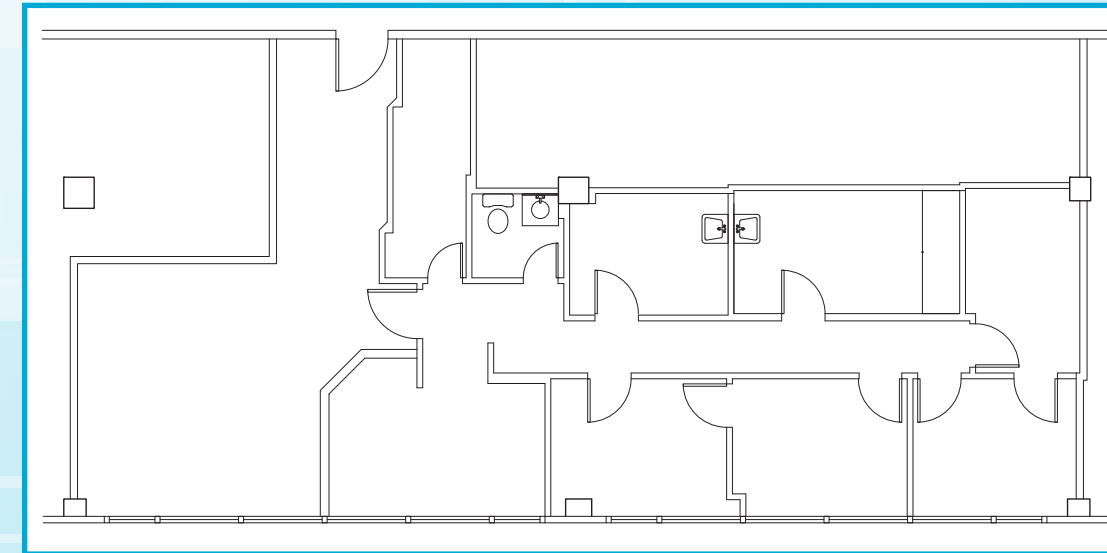


Floor Plans

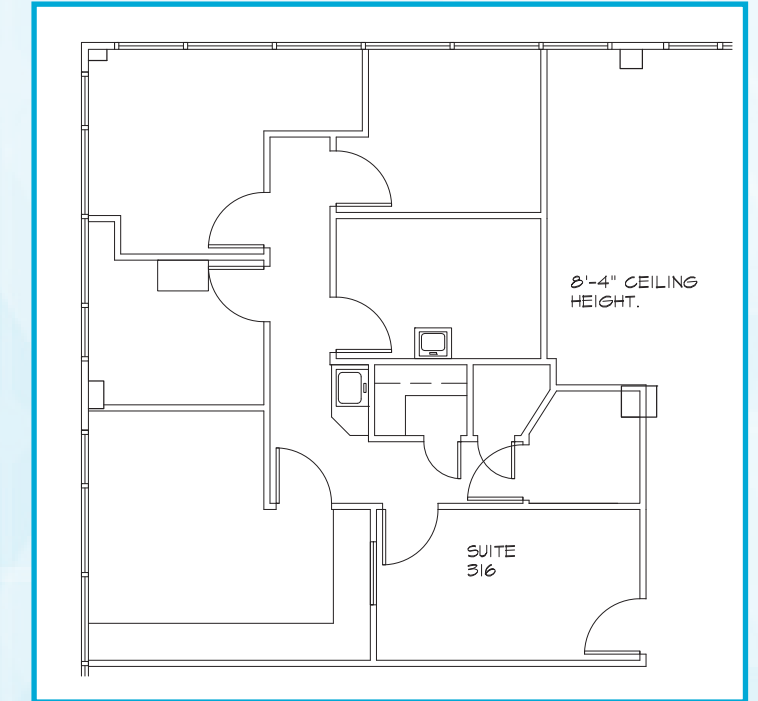


Ground Floor | Suite 000 - 3,700 RSF

Floor Plans

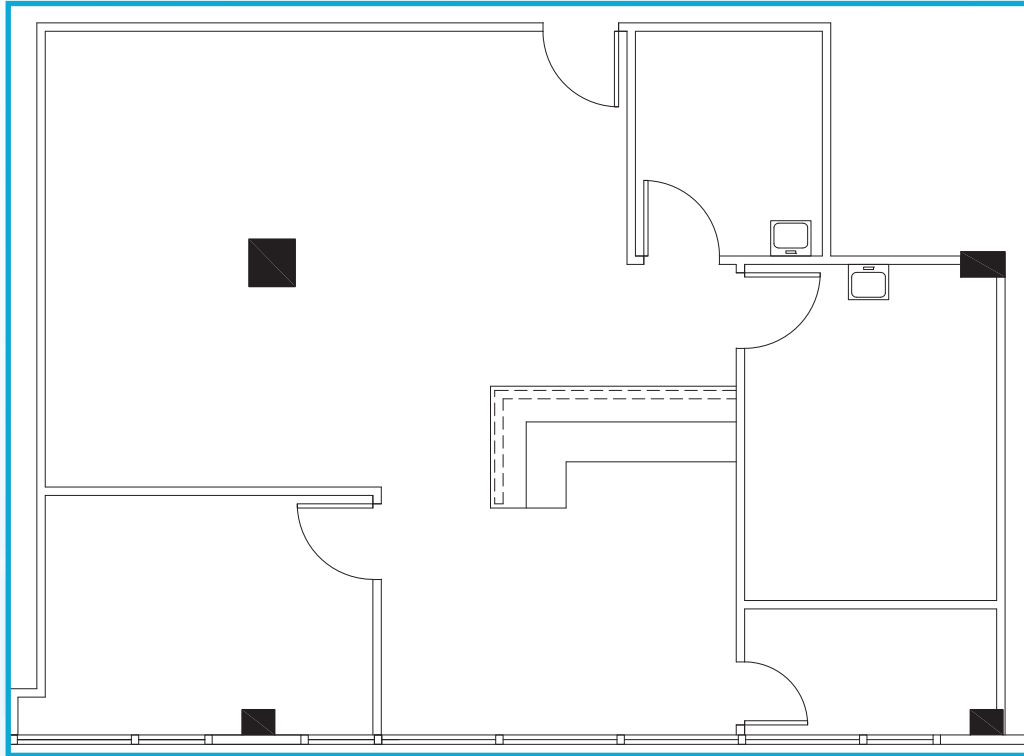


Third Floor | Suite 301 - 1,395 RSF

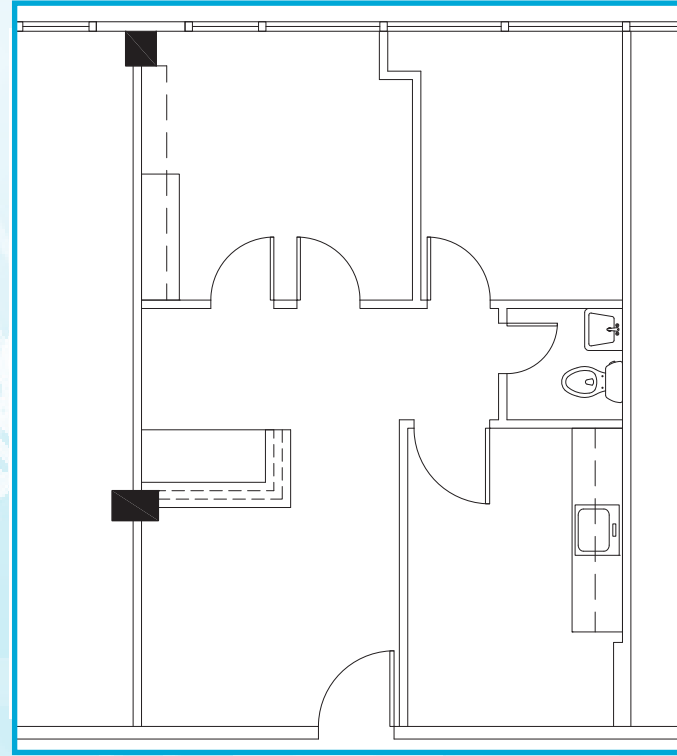


Third Floor | Suite 316 - 1,106 RSF

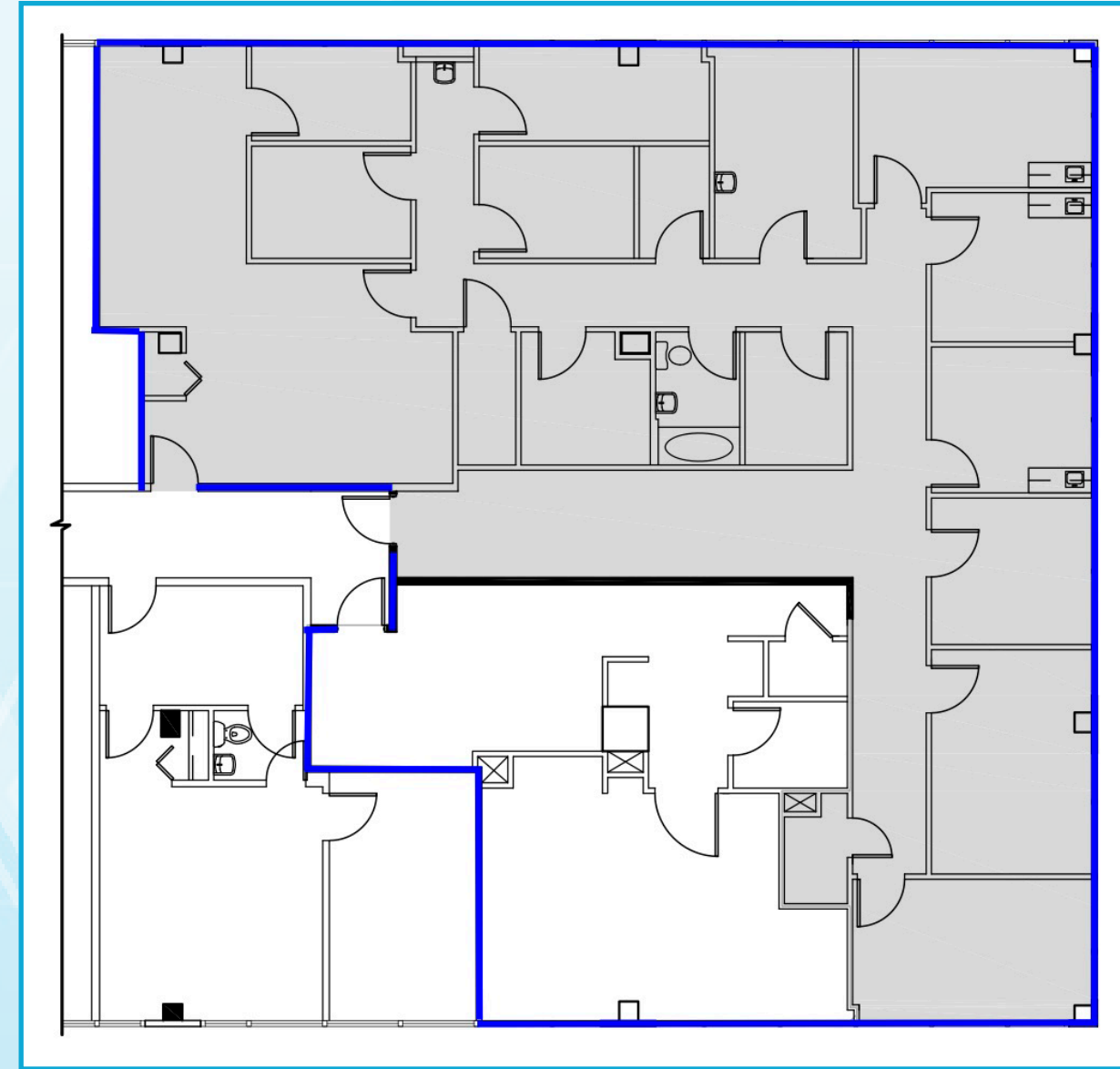
Floor Plans



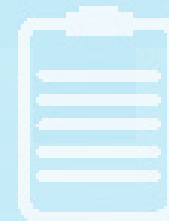
Fourth Floor | Suite 402 - 1,212 RSF



Fourth Floor | Suite 405 - 648 RSF



Fifth Floor | Suite 501 - 3,878 RSF





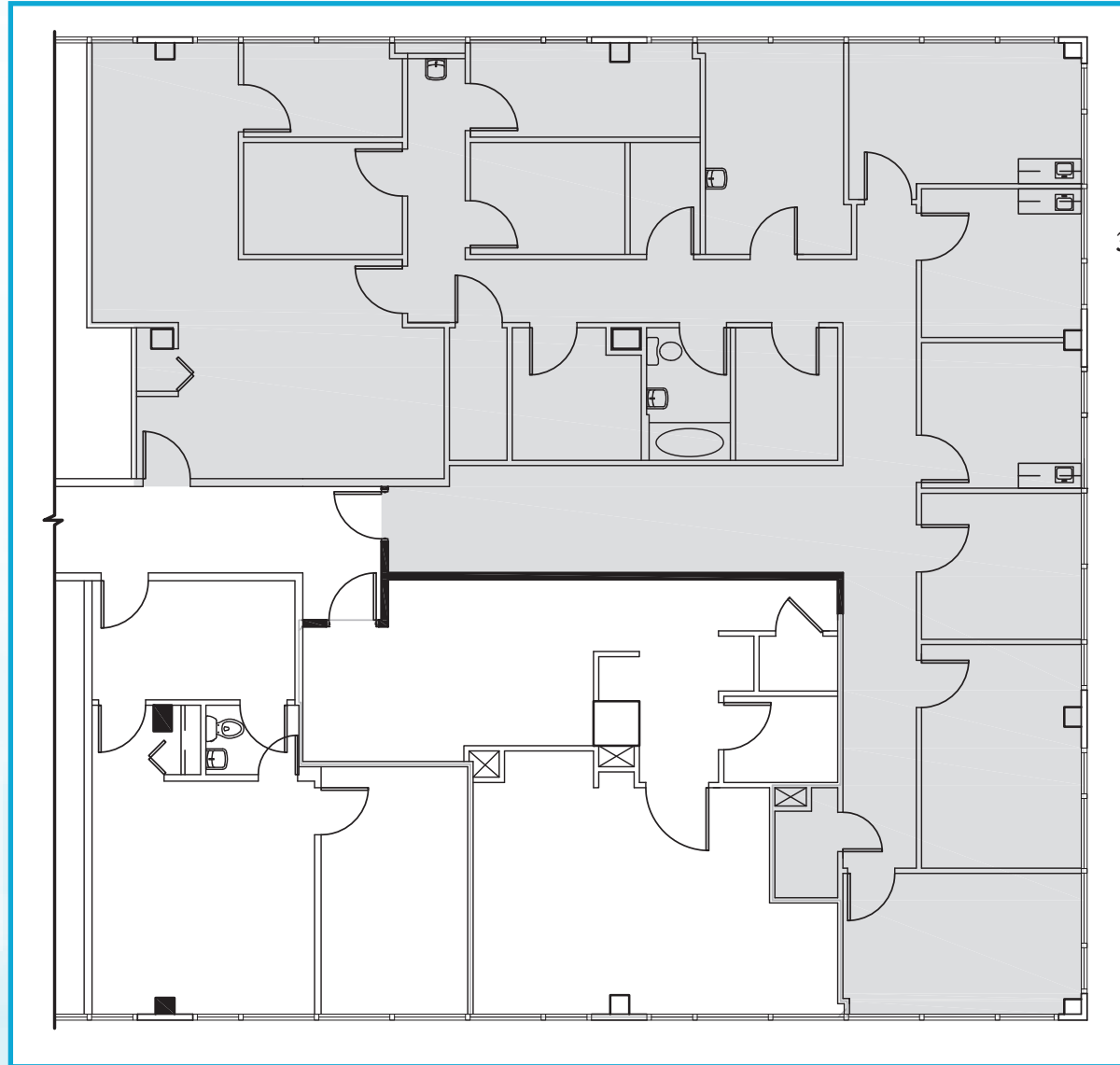
YONKERS, NEW YORK

A BOOMING MECCA OF HEALTHCARE, ENTERTAINMENT, RESIDENTIAL DEVELOPMENT AND BUSINESS

Life in Yonkers can be described as the safer and less hectic option to New York City that is only steps away from the top amenities in Manhattan. Characterized as a residential urban sprawl, Yonkers has been rated as the second safest city in the Country for its size and is home to many nice neighborhoods.

Residents have top-notch medical care treatment and specialized services as many of Manhattan's top hospitals have expanded into the Region bringing state-of-the art medical procedures and top physicians to Yonkers.

The impact of the pandemic has increased the need for additional healthcare options outside of New York City.



Fifth Floor | Suite 501 - 3,878 RSF

**Suite 501:
Your Approved Operating Room**

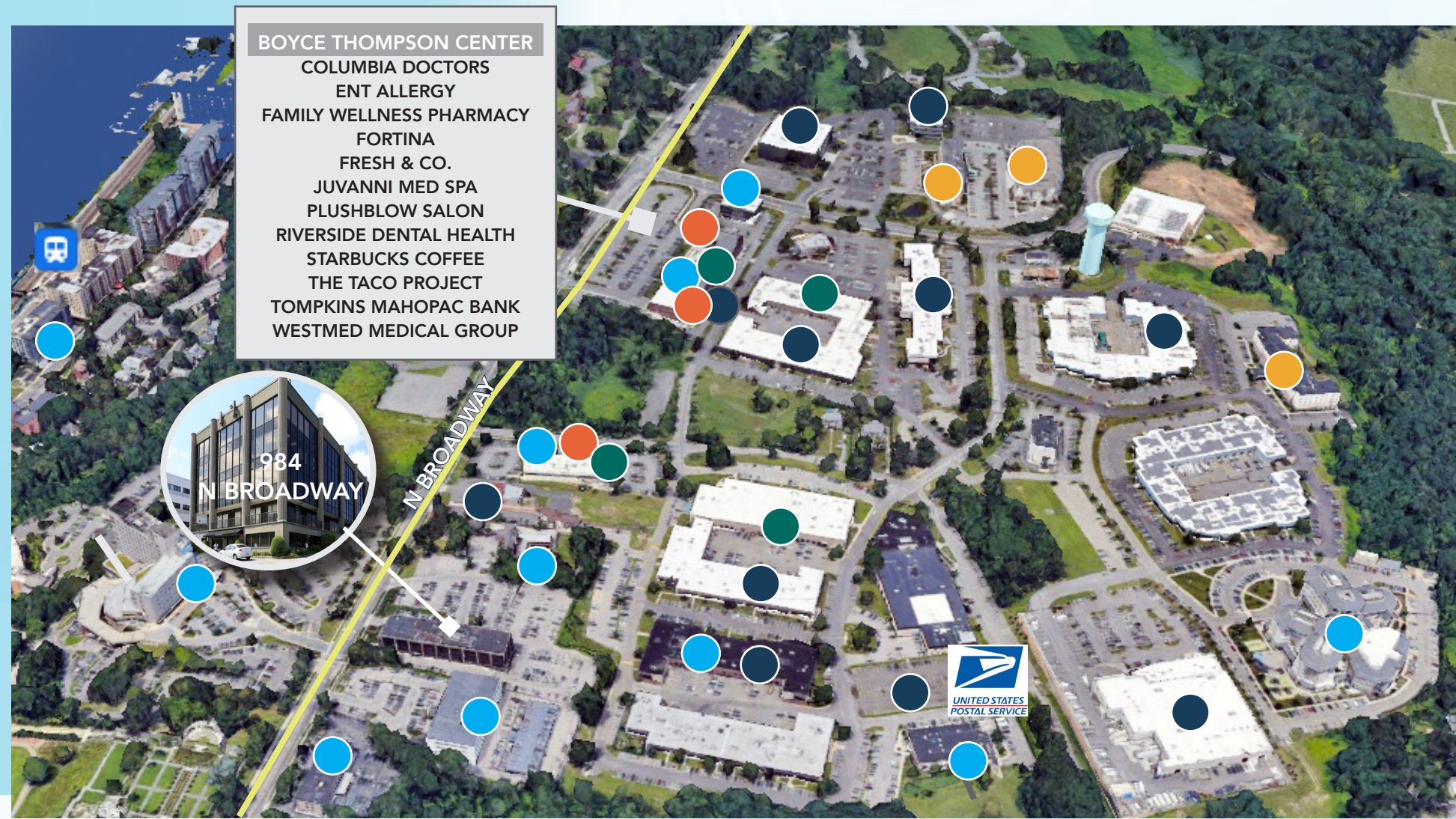




Places of interest and demand



SITUATED CENTRAL TO A BROAD RANGE OF MEDICAL, SERVICE, CORPORATE AND HOSPITALITY NEIGHBORS



- BOYCE THOMPSON CENTER
- COLUMBIA DOCTORS
- ENT ALLERGY
- FAMILY WELLNESS PHARMACY
- FORTINA
- FRESH & CO.
- JUVANNI MED SPA
- PLUSHBLOW SALON
- RIVERSIDE DENTAL HEALTH
- STARBUCKS COFFEE
- THE TACO PROJECT
- TOMPKINS MAHOPAC BANK
- WESTMED MEDICAL GROUP

- MEDICAL
- HOSPITALITY
- RETAIL
- CORPORATE NEIGHBORS
- RESTAURANTS



A Short Trip To Manhattan

984 N Broadway benefits from easy access to most major forms of transportation. When it comes to public transportation, Metro North Railroad provides rapid and inexpensive access to and from midtown Manhattan, The Bronx, and Fairfield County, CT. The Bee-Line Bus System provides inexpensive bus transportation throughout all of Westchester County, with connections to the MTA bus system for New York City and New Jersey.

An Easy Commute To Anywhere!

Access To Manhattan & all the area has to offer

Several highway options to choose from

The property is centrally located in Yonkers and is immediately accessible via the Saw Mill River Parkway. The Property lies within a 20-minute drive of White Plains and a 30 minute drive from Midtown Manhattan, providing superior accessibility to the New York Tri-State area. The following major roadways can all be accessed in around 10 miles from the property: Bronx River Parkway, Sprain Brook Parkway, Hutchinson River Parkway, Cross County Parkway, and Interstates 95 and 87.

Convenient rail service

984 N Broadway is serviced by the Greystone Metro-North Railroad providing commuter rail service to and from NYC. The property is located 0.9 miles from the Greystone Train Station, and the Glenwood Train station is also within a 5 minute drive. Both provide peak hour service on the Hudson line to Midtown Manhattan in about 30± minutes. Additionally there is a Bee-line bus stop located close by.



Proximity to the Westchester County Airport

Westchester County Airport (HPN) provides an easy alternative to the major New York City airports.

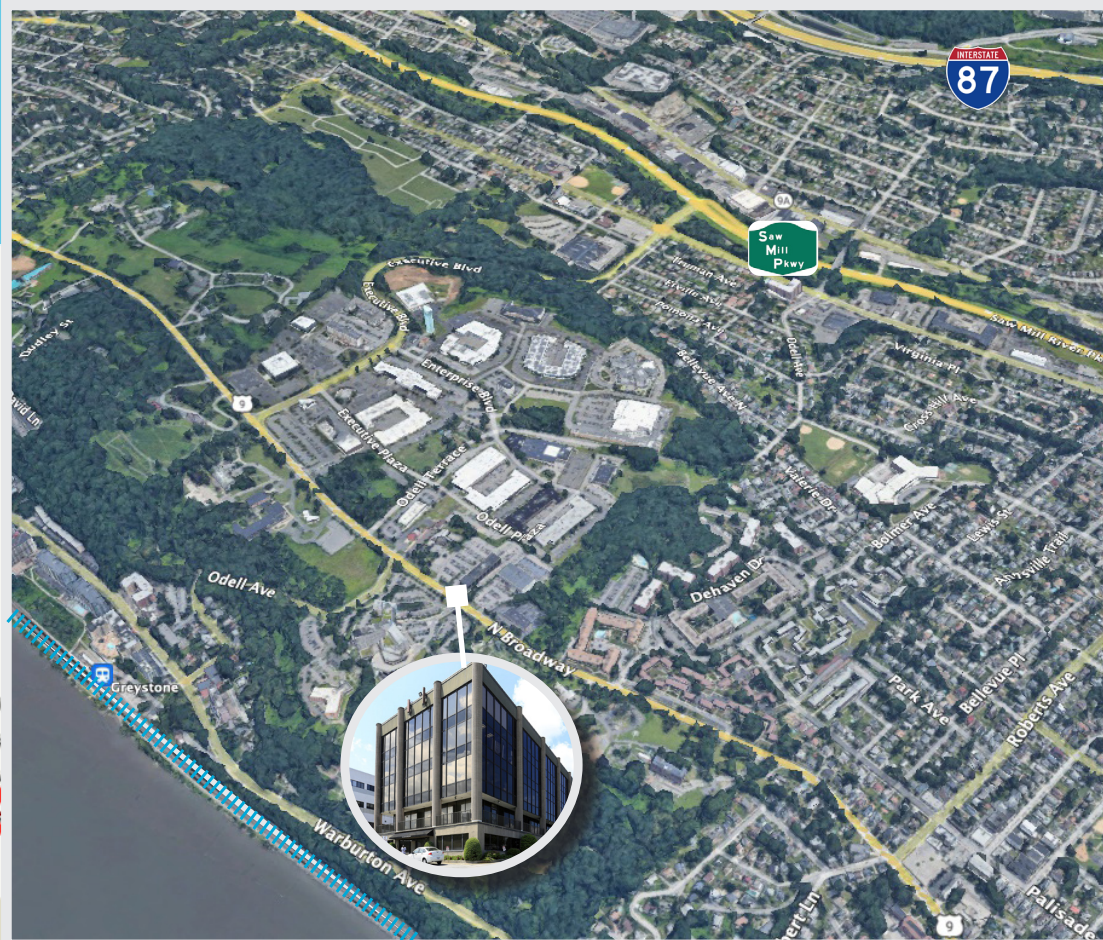
Formerly known as White Plains Airport and located in both Rye and North Castle, NY, the airport is located 19.3 miles from the property and is serviced by several major airlines with non-stop flights to major airports throughout the Country.

John F. Kennedy International (JFK), LaGuardia International (LGA) and Newark Liberty (EWR) are all accessible in under 35 minutes of travel.

CENTRAL TO MAJOR TRANSPORTATION OPTIONS



Easy train ride to NYC and surrounding residential and metro areas



METRO NORTH COMMUTING TIMES TO NYC

STATION	COMMUTE TIME	TRAIN LINE
Greystone	36± minutes	Hudson
Yonkers	25± minutes	Hudson
White Plains	36± minutes	Harlem
New Rochelle	36± minutes	New Haven



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