

FOR LEASE

**4,600 SF± FLEX SPACE & OFFICE BUILDING
AVAILABLE NOW**



**ROOSEVELT BUILDING
114 PEARL STREET - UNIT 2A
PORT CHESTER - NEW YORK**

EXCLUSIVELY REPRESENTED BY
C.J. PAGANO & SONS, INC
420 WESTCHESTER AVENUE
PORT CHESTER - NEW YORK
914-939-1123
WWW.CJPAGANO.COM

EXCLUSIVELY REPRESENTED BY

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LICENSED NY STATE REAL
ESTATE BROKER

CHRIS KRZEMINSKI

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LICENSED NY STATE REAL
ESTATE ASSOCIATE BROKER



PROPERTY SUMMARY

ADDRESS: 114 PEARL ST SUITE 2A PORT CHESTER, NY 10573
PRICE: \$21.30/SF NNN
AVAILABLE SF: 4,600 SF ±
DATE AVAILABLE: AVAILABLE NOW
LENGTH OF LEASE: THREE (3) YEAR MINIMUM LEASE
ON-SITE PARKING: 3 PARKING SPACES

- CEILING HEIGHT - 12'
- FREIGHT ELEVATOR ON PREMISES
- TRUCK HEIGHT LOADING DOCKS ON SITE
- 24/7 ACCESS
- HARDWOOD FLOORS
- SUSPENDED CEILING WITH FLUORESCENT LIGHTING
- ELECTRICAL - 800 AMP
- HEAT & AC - FORCED AIR
- UTILITIES: TENANT PAYS OWN GAS & ELECTRIC - DEDICATED METERS IN SPACE
- TENANT RESPONSIBLE FOR PRO-RATA SHARE OF THE TAXES (\$1,496/MONTH)
- LAVATORY LOCATED INSIDE THE LEASED AREA WITH SINKS AND TWO STALLS
- PREVIOUSLY OCCUPIED BY A FURNITURE/ANTIQUE COMPANY
- ZONING - CD-4 MU

C.J. PAGANO & SONS, INC

LICENSED NEW YORK STATE REALTORS SINCE 1930

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