

181 WESTCHESTER AVE...

*Where rich culture, art, & commercial
beautifully co-exists.*

This historic landmark, formerly known as the Ernest Simon Manufacturing CO. Now **181 Westchester Ave llc** has been beautifully and generously restored into an amazing office building which houses an interesting dynamic of talented tenants from artists & architects, to law firms, spas, manufacturers, upholsterers etc. The building offers flexibility being open 24/7's to its tenants with an efficient on-site management team and maintenance crew. 98% of the spaces feature high ceilings, beautifully renovated hardwood flooring, oversized windows that filter an abundance of natural light and great street views, exposed brick and wooden beams promoting a loft-like industrial feel.



Above is a view of the main street on Westchester Avenue.

Fun Fact: The building is essentially made up of four different buildings each located on a different street, so the building occupies an entire city block.

**CALL US TODAY
TO LET US KNOW
WHAT YOUR
OFFICE OR ART /
WORK STUDIO
NEEDS ARE & LET
US WOW YOU!**

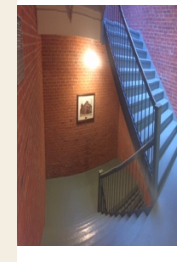
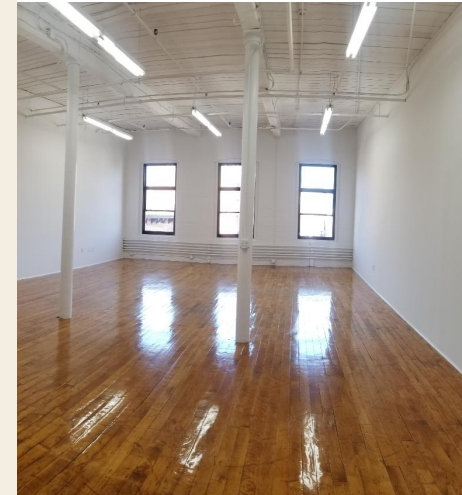
*The Landlord generously provides **free** simple build out with reasonable lease terms.*

Depending on what your needs are, we have a full time ingenious service crew knowledgeable in carpentry, plumbing, electrical work etc. So whether you need a storage closet, private office or kitchenette built inside your studio, if it's possible, we've got you covered!

Contact us at
(914) 939-0690
or on the web at:
<https://181westchesterrentals.com/>
email: shamirmngmnt181@aol.com

181 Westchester Avenue,
Port Chester NY 10573.

PRIME COMMERCIAL REAL ESTATE



**WALK-INS ARE
WELCOME FOR A
TOUR OF OUR
BEAUTIFUL BUILDING.**

MON-FRI 9AM-5PM

181 Westchester Ave LLC
Commercial Leasing
COMPANY



PROPERTY LOCATION HIGHLIGHTS

We Are Located 3 minutes from the Hutchinson and Merritt Parkways, I-95 And I-287. 13 minutes from Westchester Airport in light traffic. 4 minute walk to Metro-North Train - New York City is less than 1/2 hour away by rail or Highway. To the west, the NY Thruway and Mario Cuomo Bridge (formerly The Tappan Zee Bridge) puts northern NY And NJ within easy reach.

A variety of on site restaurants of different international cuisines available, close to the well developed waterfront scene filled with bars, restaurants and parks, major shopping centers and entertainment – facilities including AMC Theaters and The Capitol Theater are only right next door.

Surrounded by major highways and less than a block away from the metro north train station, this location makes commute a breeze no matter where you live. In the heart of downtown Port Chester close to the newly developed downtown area there is always something to do.

GROW YOUR BUSINESS WITH US!

With over 150+ large established businesses and small start up companies, we have proudly witnessed over the years, the amazing growth of many of the smaller businesses...Requiring more and more space we are flexible in this way as we make transitioning from one unit to the next and amending leases a breeze with very little hassle and hardly any paperwork.

Available Options >>>

Depending on your needs, our spaces range from warehouses, to professional offices, Art studios and client service spaces such as spas and hair salons, from 350 sq ft to 10,000 sq ft at the most affordable rates in Westchester County. We'll find the right space suitable for you.

While our occupancy level has consistently been in the 90% range with a high tenant retention rate, we are always looking for professionals to join our family of tenants. So give us a call today or pop in so we can discuss your office needs.

EXAMPLE OF A STANDARD OFFICE SPACE / ART STUDIO



Original hardwood floors, high ceiling with exposed pipes, exposed brick, custom built storage closet and ½ wall partitions, oversized windows... This particular space is 750 sq ft @ \$1300 per month with heat.

EXAMPLE OF A STANDARD OFFICE SPACE / ART STUDIO



Original hardwood floors, high ceiling with exposed pipes, 4 oversized windows, built in kitchenette... This particular space is 1300 sq ft @ \$2,100 per month – rent includes heat water and electricity.



We Are Your Best Option to Lease Professional Spaces.