



MEDICAL DEVELOPMENT OFFICE SPACE AVAILABLE
CORTLANDT MEDICAL PARK
 CORTLANDT MANOR, NEW YORK

BUILDING FEATURES

MEDICAL OFFICE SPACE AVAILABLE	Up to 25,000 SF Per Floor
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
LEASE PRICE	Ownership Requesting Proposal

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.



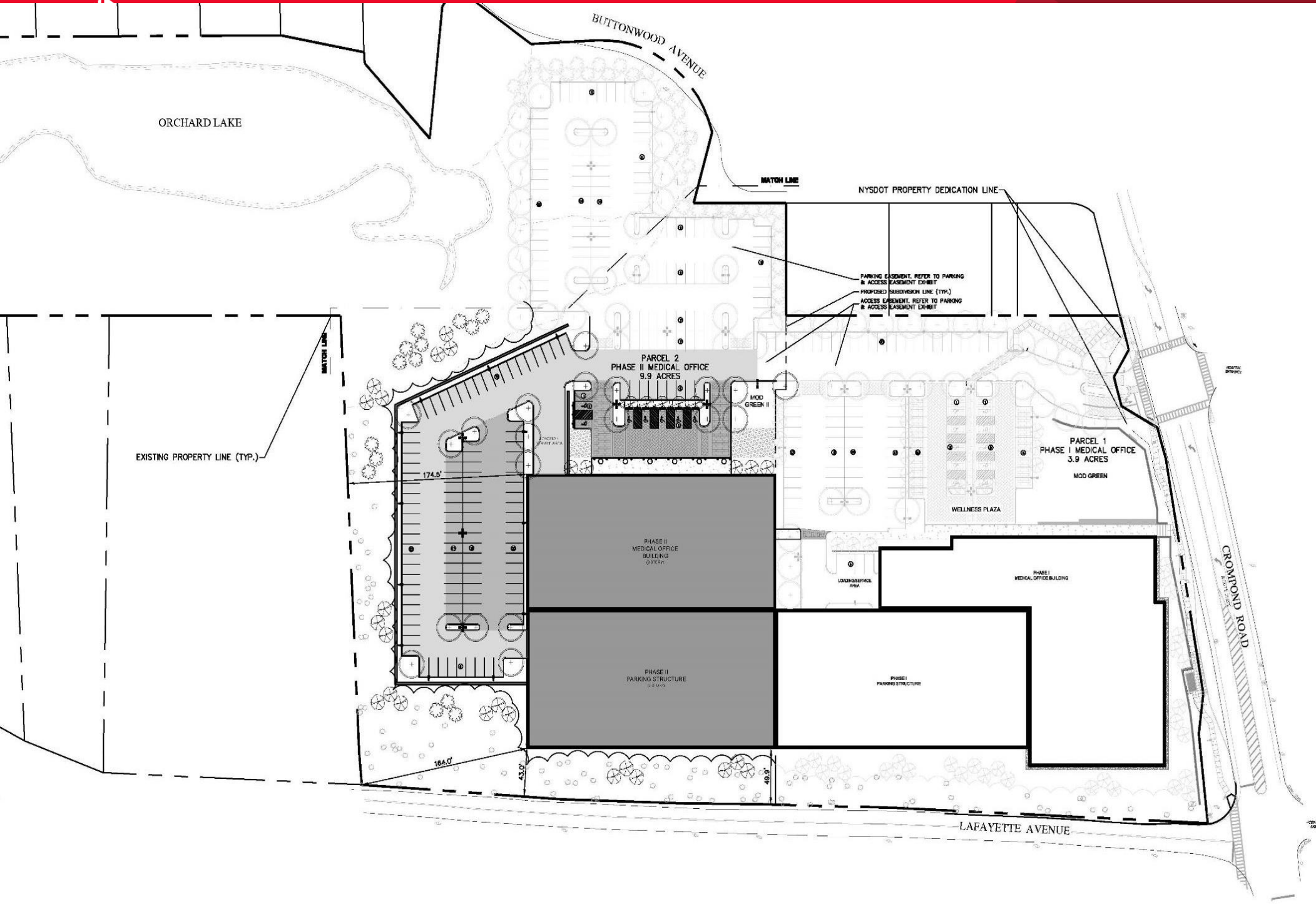
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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates either a lease which is unconditionally 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.)

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