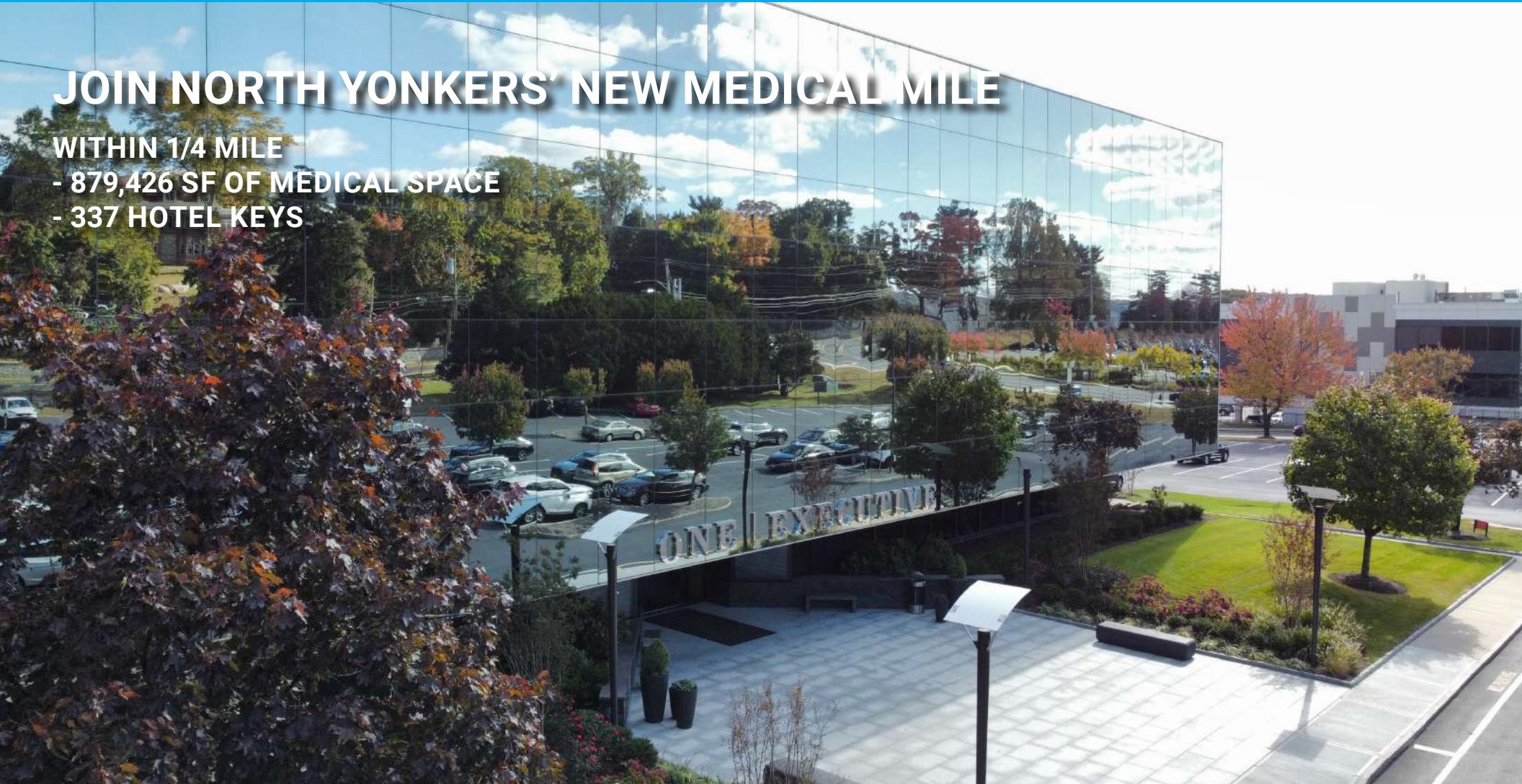


North Yonkers, New York

### JOIN NORTH YONKERS' NEW MEDICAL MILE

WITHIN 1/4 MILE

- 879,426 SF OF MEDICAL SPACE
- 337 HOTEL KEYS



**SIMONE**  
DEVELOPMENT COMPANIES

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#### Exclusive Broker

**Cushman & Wakefield**  
**Matthew Lisk**  
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914 305 9303



**Property:**

One Executive Boulevard is a newly renovated 133,768 square-foot, 4-story medical office building offering cutting-edge spaces designed to support leading medical practices. Located just under 30 minutes from Manhattan along the prestigious North Yonkers Medical Mile, One Executive sits within  $\frac{1}{4}$  mile of 879,426 square feet of existing medical office space. With prime visibility and accessibility to major highways and mass transit coupled with tons of parking, One Executive promises unparalleled convenience for both patients and practitioners alike.

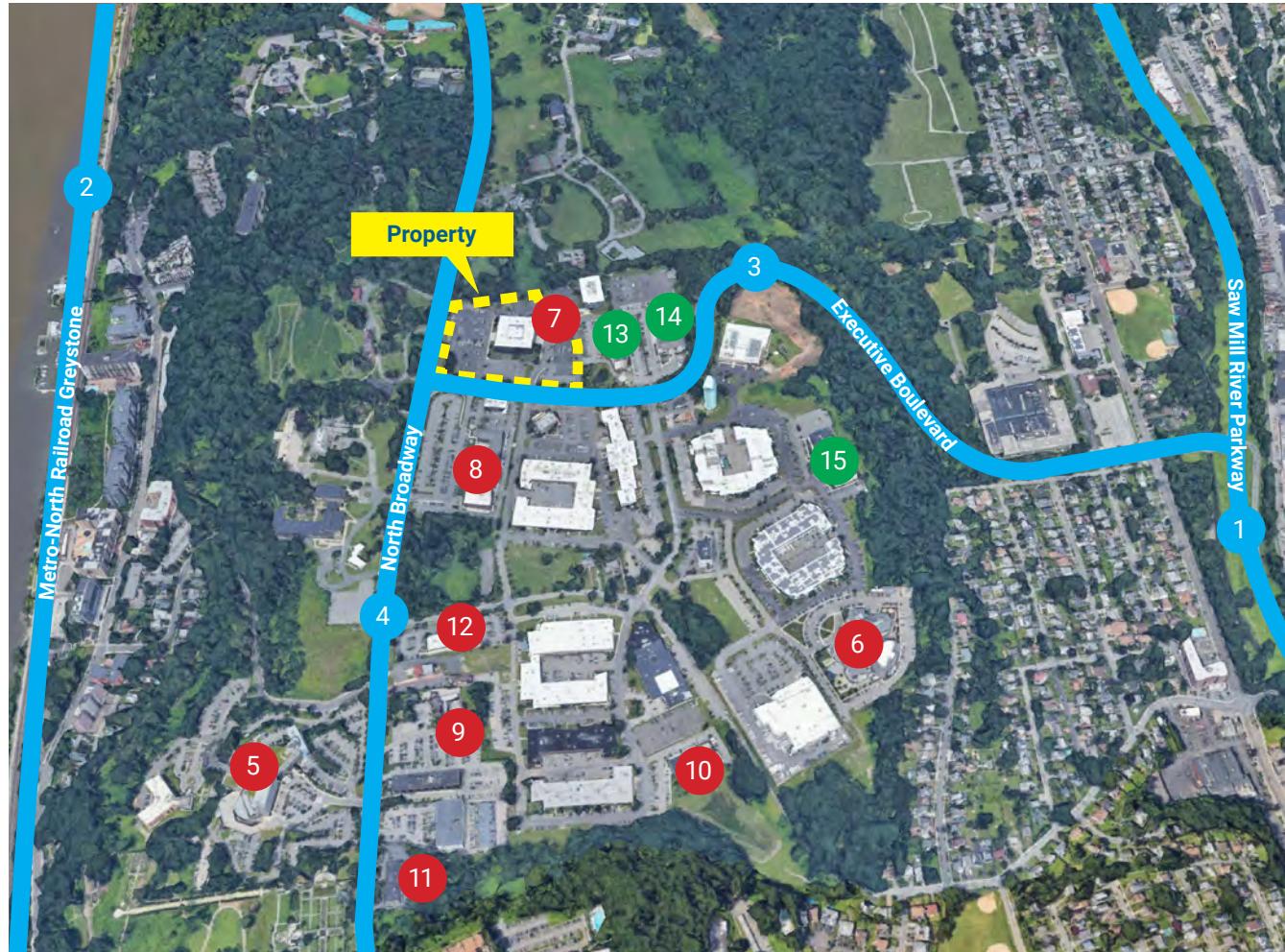
**Company:**

Simone Development Companies is a full-service real estate investment company specializing in the acquisition, development and management of healthcare, mixed-use, office, retail, industrial and residential properties. Headquartered in the Bronx, the privately held company owns and operates over 7 million square feet across more than 100 properties throughout the Bronx, Manhattan, Queens, Long Island, Westchester County, Orange and Fairfield Counties and New Jersey.

# Location & Landmarks

One Executive Boulevard, North Yonkers, New York

**ONE**  
EXECUTIVE



## Transportation

1. Saw Mill River Parkway
2. Metro-North Railroad Greystone
3. Executive Boulevard
4. North Broadway

## North Yonkers Medical Mile

5. 1088 N. Broadway	St. John's Riverside Hospital	317,680 SF
6. 300 Corporate Blvd	Elizabeth Seton Childrens Center	165,000 SF
7. One Executive Blvd	Simone Development	133,768 SF
8. 1086 N. Broadway	Boyce Thompson Building – Westmed	86,873 SF
9. 984 N. Broadway	Medical Office Building	80,550 SF
10. 970 N. Broadway	Riverhill Radiation Oncology	70,000 SF
11. 944 N. Broadway	Northway Medical Center	21,461 SF
12. 917 N. Broadway	Medical Office Building	24,094 SF
Total Square Feet		879,426 SF

## Hospitality

13. Courtyard by Marriott
14. Residence Inn by Marriott
15. Hampton Inn & Suites

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# Aerial View

One Executive Boulevard, North Yonkers, New York

**ONE**  
EXECUTIVE



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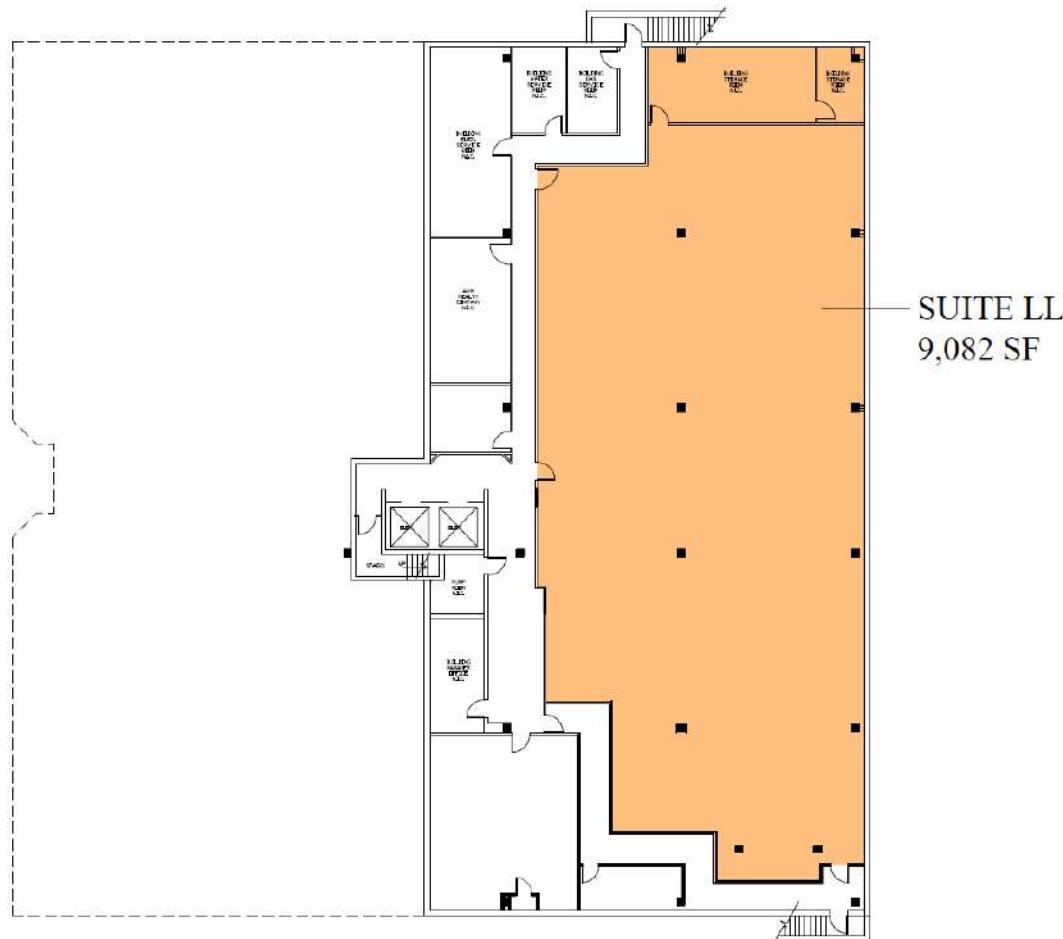
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# Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

ONE  
EXECUTIVE

Lower Level: 9,082 SF



## Property Highlights

- + **Building Size**  
133,768 SF
- + **Available RSF**  
67,231 SF
- + **Lower Level**  
9,082 SF
- + **Parking**  
Abundant Parking
- + **Elevator**  
Two passenger elevators with 3,000 lb. capacity
- + **Ceiling Height**  
10'+ Ceiling Height
- + **Heavy Floor Loads**

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# Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

ONE  
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## 1st Floor Plan: 4,939 SF - 11,342 SF



## Property Highlights

- + **Building Size**  
133,768 SF
- + **Available RSF**  
67,231 SF
- + **1st Floor**  
Suite 100 - 4,939 SF  
Suite 150 - 6,403 SF  
**Total Available: 11,342 SF**
- + **Parking**  
Abundant Parking
- + **Elevator**  
Two passenger elevators with 3,000 lb. capacity
- + **Ceiling Height**  
10'+ Ceiling Height
- + **Heavy Floor Loads**

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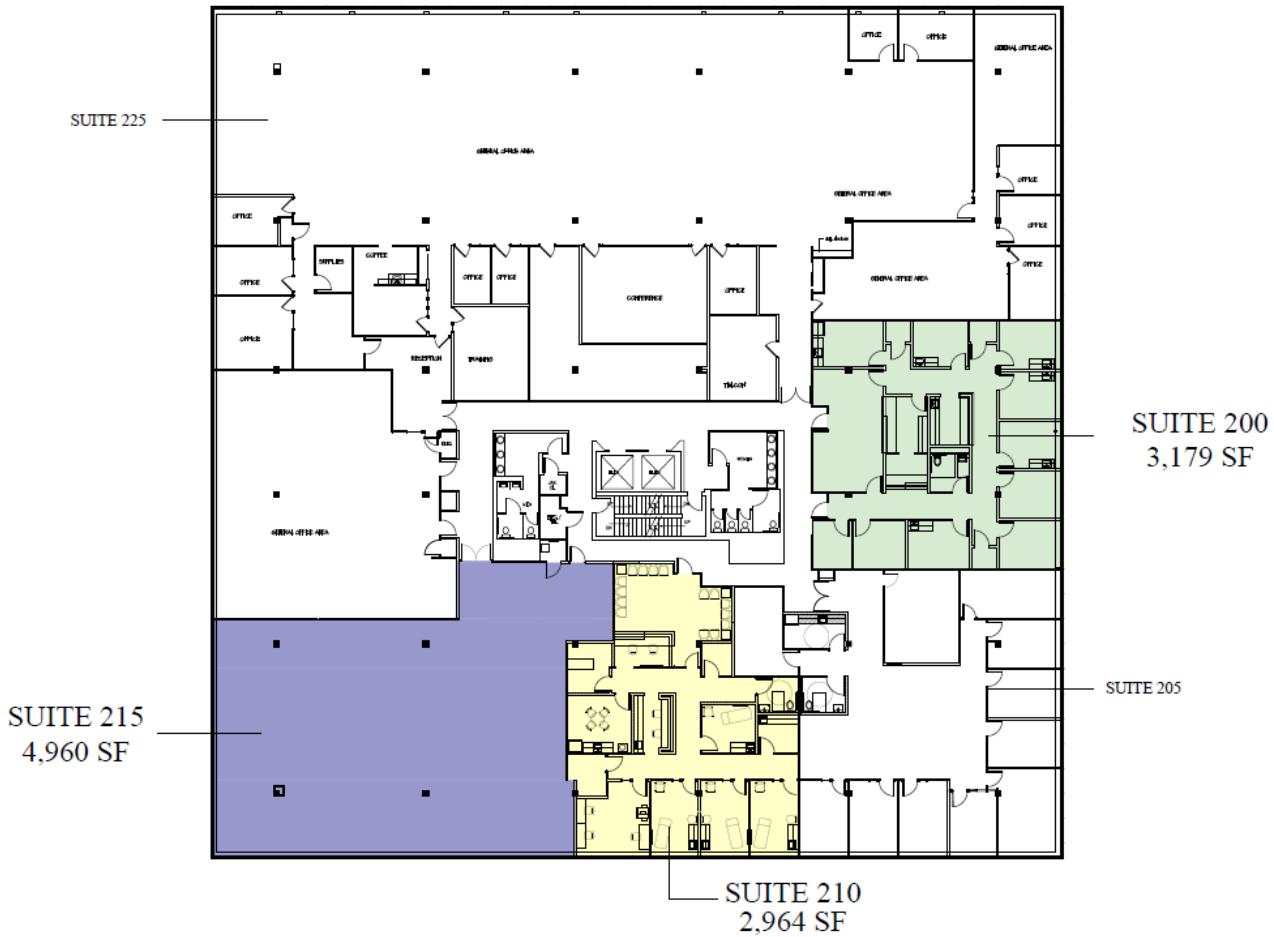
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# Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

ONE  
EXECUTIVE

## 2nd Floor Plan: 3,179 - 11,103 SF



## Property Highlights

- Building Size**  
133,768 SF
- Available RSF**  
67,231 SF
- 2nd Floor**  
Suite 200 - 3,179 SF  
Suite 210 - 2,964 SF  
Suite 215 - 4,960 SF  
**Total Available: 11,103 SF**
- Parking**  
Abundant Parking
- Elevator**  
Two passenger elevators with 3,000 lb. capacity
- Ceiling Height**  
10'+ Ceiling Height
- Heavy Floor Loads**

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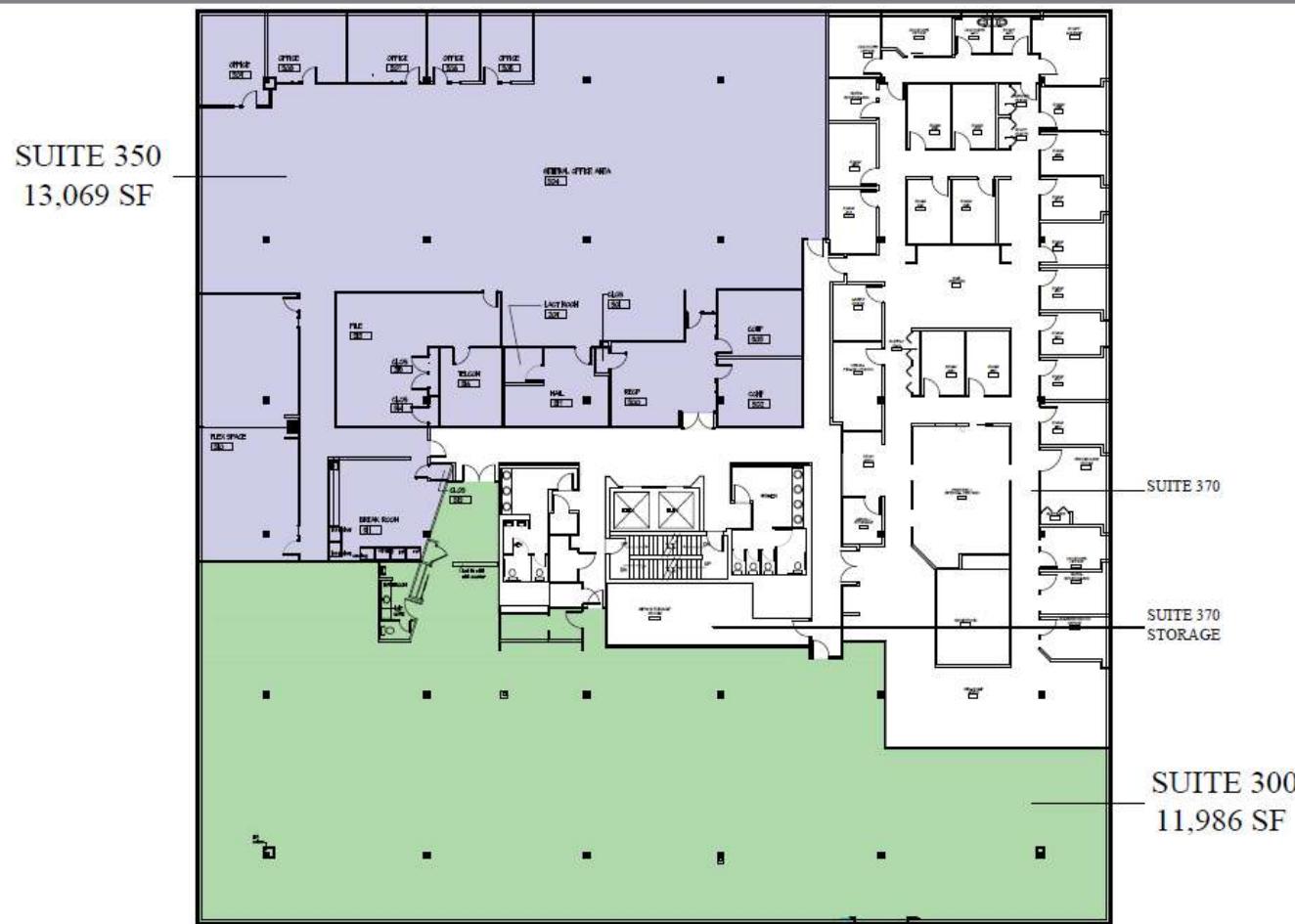
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# Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

ONE  
EXECUTIVE

## 3rd Floor Plan: 11,986 - 25,055 SF



## Property Highlights

- + **Building Size**  
133,768 SF
- + **Available RSF**  
67,231 SF
- + **3rd Floor**  
Suite 300 - 11,986 SF  
Suite 350 - 13,069 SF  
**Total Available: 25,055 SF**
- + **Parking**  
Abundant Parking
- + **Elevator**  
Two passenger elevators with 3,000 lb. capacity
- + **Ceiling Height**  
10'+ Ceiling Height
- + **Heavy Floor Loads**

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# Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

ONE  
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## 4th Floor Plan: 1,432 - 10,649 SF



## Property Highlights

- Building Size**  
133,768 SF
- Available RSF**  
67,231 SF
- 4th Floor**  
Suite 415 - 2,662 SF  
Suite 425 - 1,432 SF  
Suite 460 - 6,555 SF  
**Total Available: 10,649 SF**
- Parking**  
Abundant Parking
- Elevator**  
Two passenger elevators with 3,000 lb. capacity
- Ceiling Height**  
10'+ Ceiling Height
- Heavy Floor Loads**

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# Specifications

One Executive Boulevard, North Yonkers, New York

ONE  
EXECUTIVE



## Specifications

Building Size	133,768 SF
Available SF	67,231 SF
Stories	4 Plus Lower Level
Parking	Abundant Parking
Property Type	Medical / Office
Lot	6.70 Acres
Elevator	2 Passenger Elevators
Condition	Vanilla Box, Pre-Built Medical, Move-In Ready Office

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