

North Yonkers, New York

JOIN NORTH YONKERS' NEW MEDICAL MILE

WITHIN 1/4 MILE

- 879,426 SF OF MEDICAL SPACE

- 337 HOTEL KEYS



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 ¼ 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
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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

SIMONE[®]
DEVELOPMENT COMPANIES

Josh Gopan
✉ jgopan@simdev.com
☎ 718-215-3000 x113

Jeremy Schwartz
✉ jschwartz@simdev.com
☎ 718-414-1383

Marsela Beshiri
✉ mbeshiri@simdev.com
☎ 718-414-1380

Exclusive Broker
Cushman & Wakefield
Matthew Lisk
matthew.lisk@cushwake.com
914 305 9303

Information contained herein subject to errors, omissions, change of price, rental or other conditions prior to sale lease or financing, including the withdrawal without notice.

Aerial View

One Executive Boulevard, North Yonkers, New York

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Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

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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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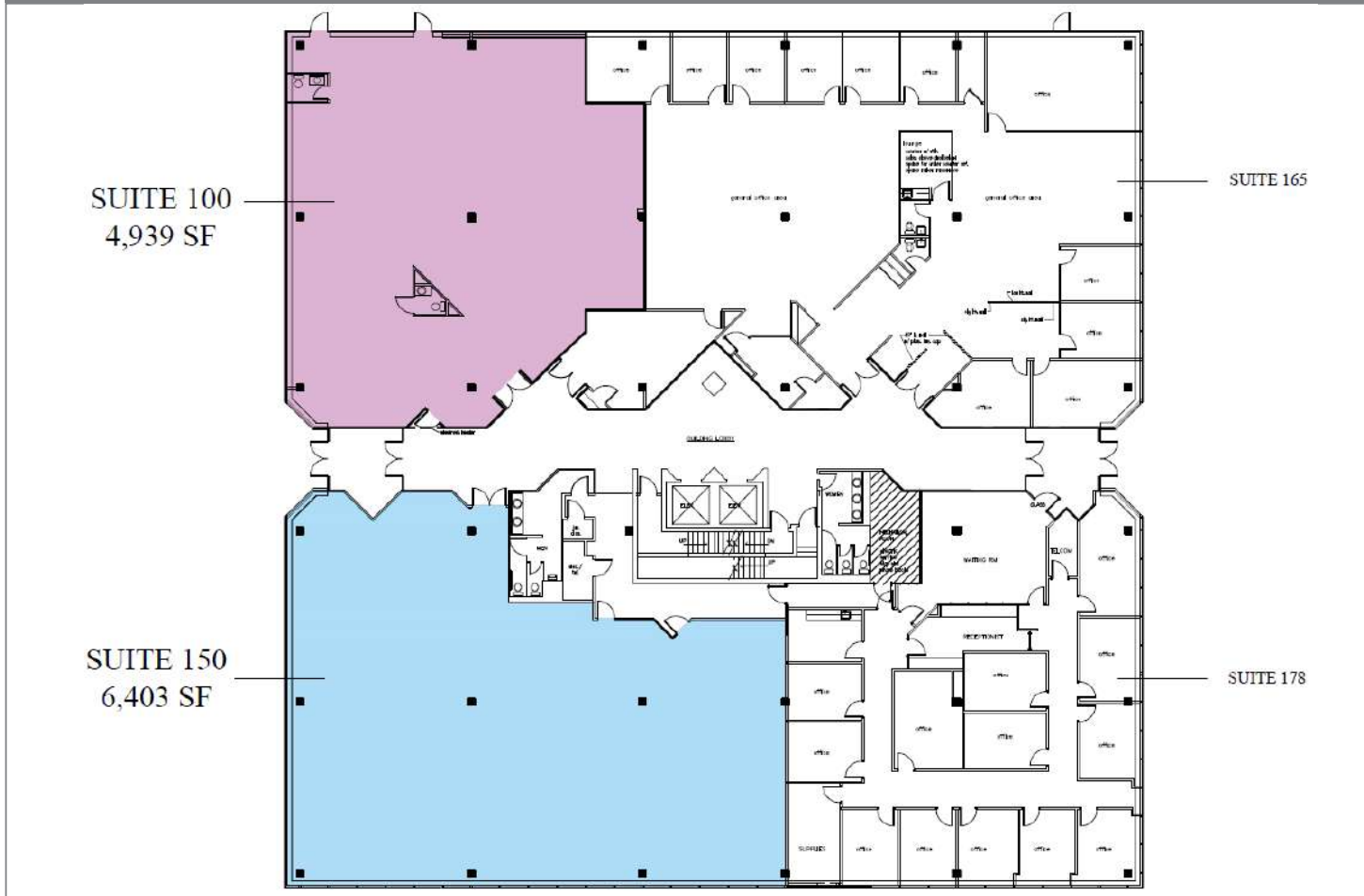
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Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

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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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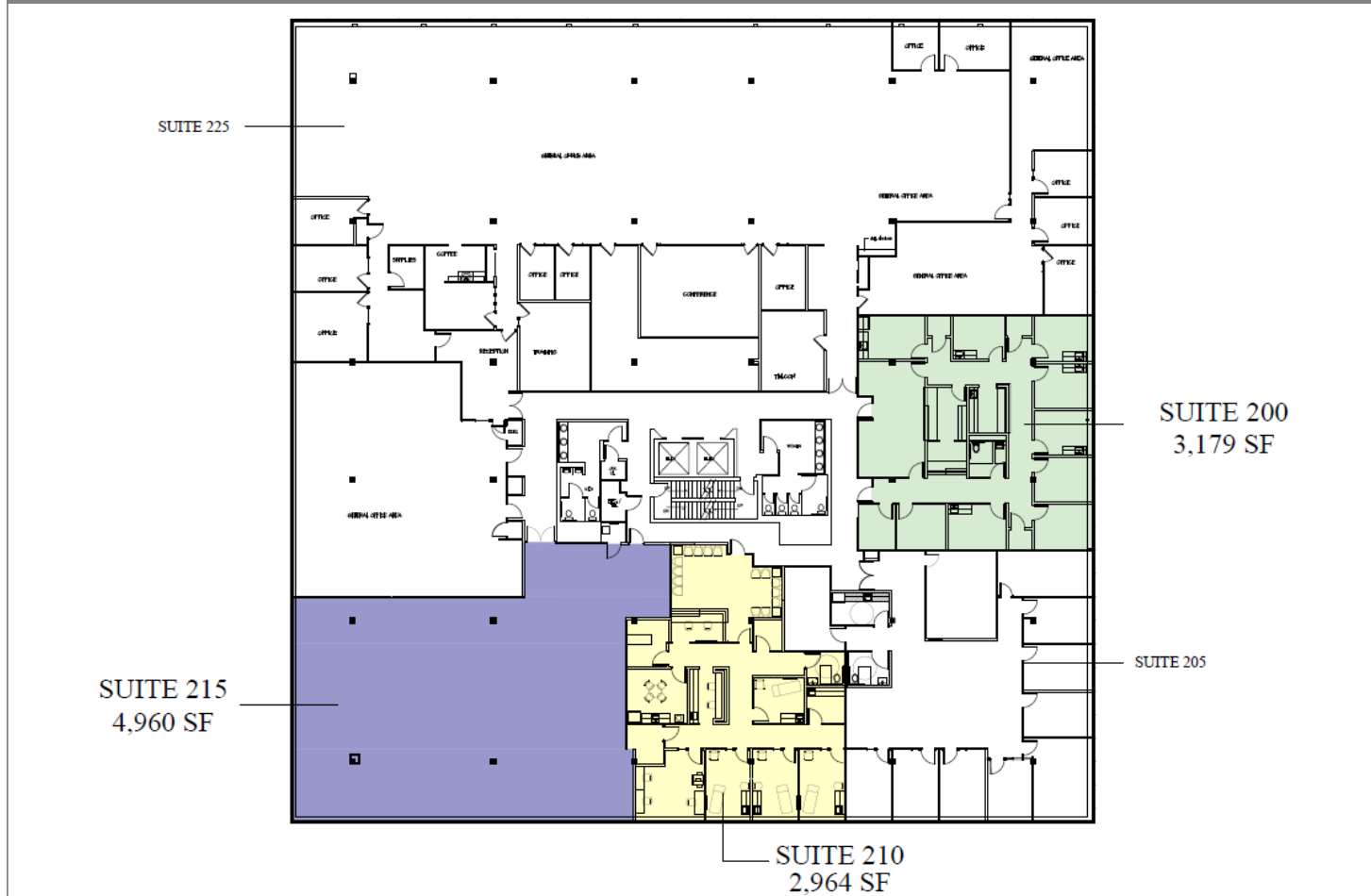
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Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

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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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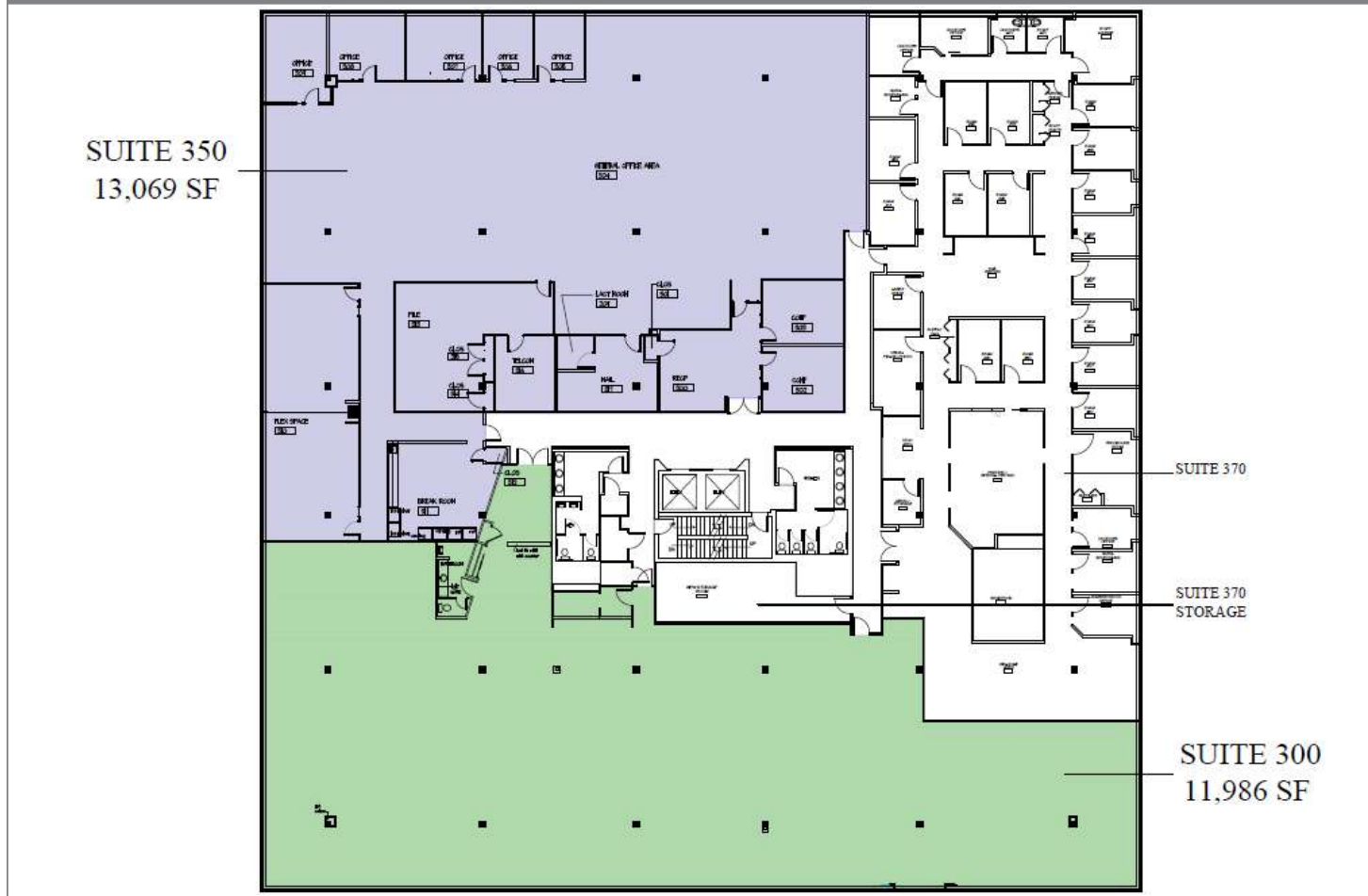
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Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

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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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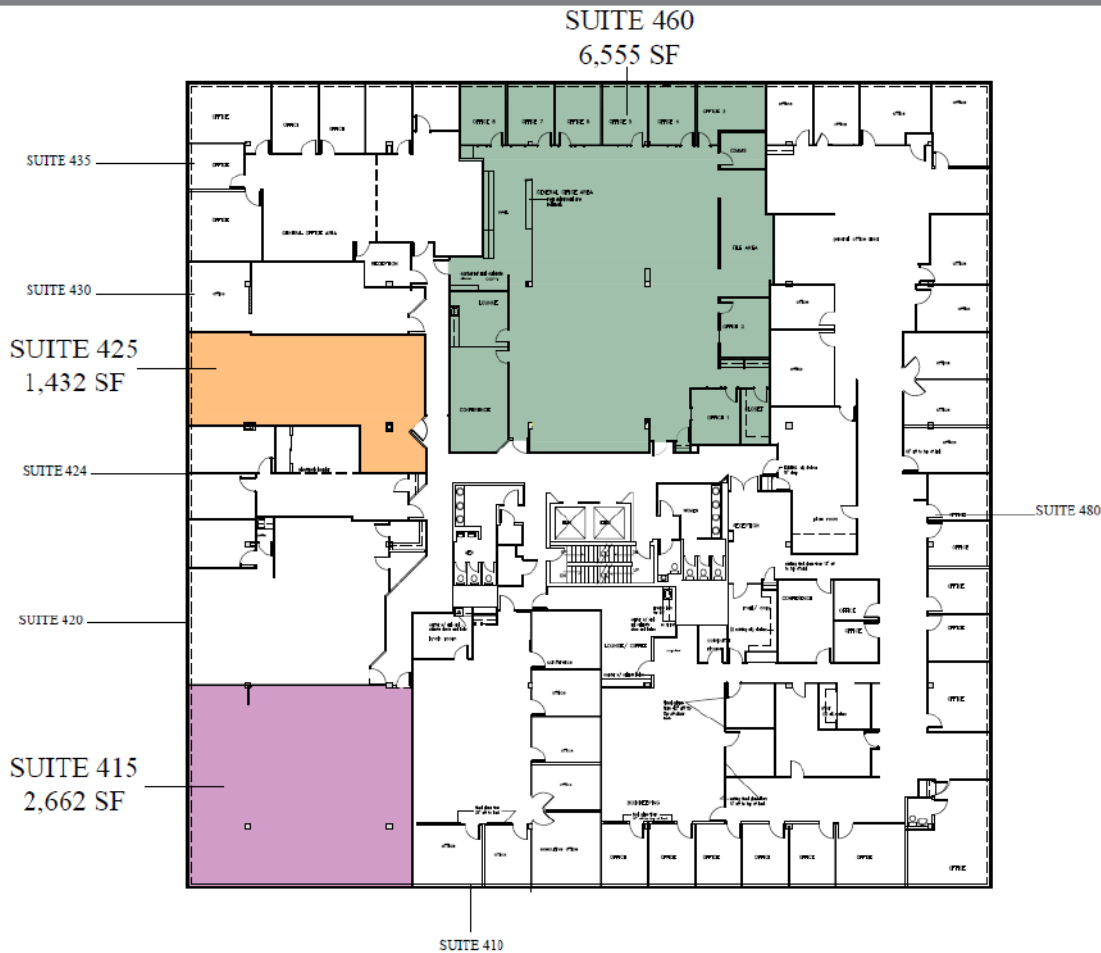
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Site Plan & Highlights

One Executive Boulevard, North Yonkers, New York

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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

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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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