

Modern Professional Office/ Medical Building

344

Main Street

Mount Kisco, NY 10549



HIGHLIGHTS & AMENITIES

- Modern Professional Office/ Medical Building
- Offering Three Onsite Parking Areas
- Professionally designed Hallways and Marble Lobby

Exceptional Office - Medical building comprising three stories with full elevator service. The property is professionally managed and meticulously maintained, featuring high-quality finishes, efficient floor plans, and a distinguished tenant base. Long-term occupancy by established businesses and medical professionals features a recent renovation including marble lobby and modern hallway decor with three onsite parking areas. Positioned immediately adjacent to a premier regional hospital and steps from vibrant retail shops, restaurants and the commuter rail line, offering exceptional convenience.



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Suite 301

- 3950 Sq Ft Divisible
- Suitable for Office and Medical Use
- Floor Plan Consist of Reception, Waiting Room, Conference Rooms, 13-15 Offices/Treatment Rooms, IT, Pantry

Suite 406

- 985 Sq Ft
- Suitable Office/Medical Use
- As Built for Medical/Dental Use
- Can be combined with an additional 500 Sq Ft (Suite 406) Total of 1500 Sq Ft



Suite 202A

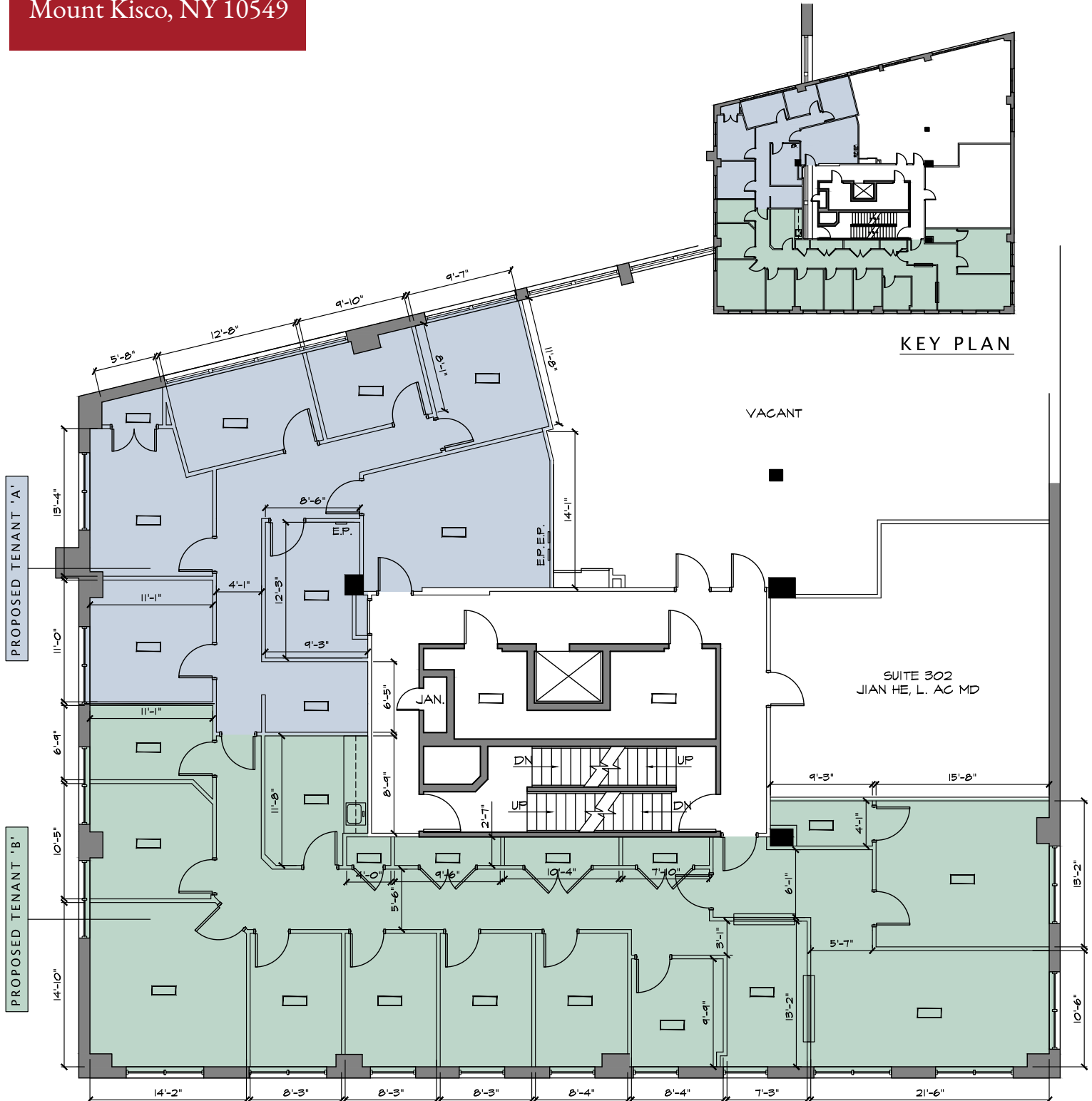
- 400 Sq. Ft
- As built Reception/Waiting room, separate large, windowed Office.



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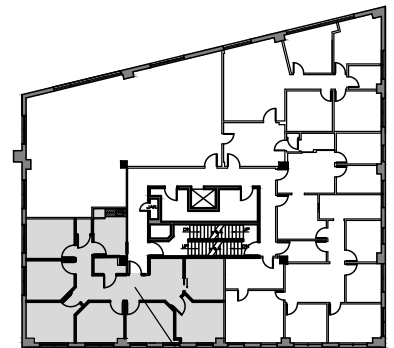
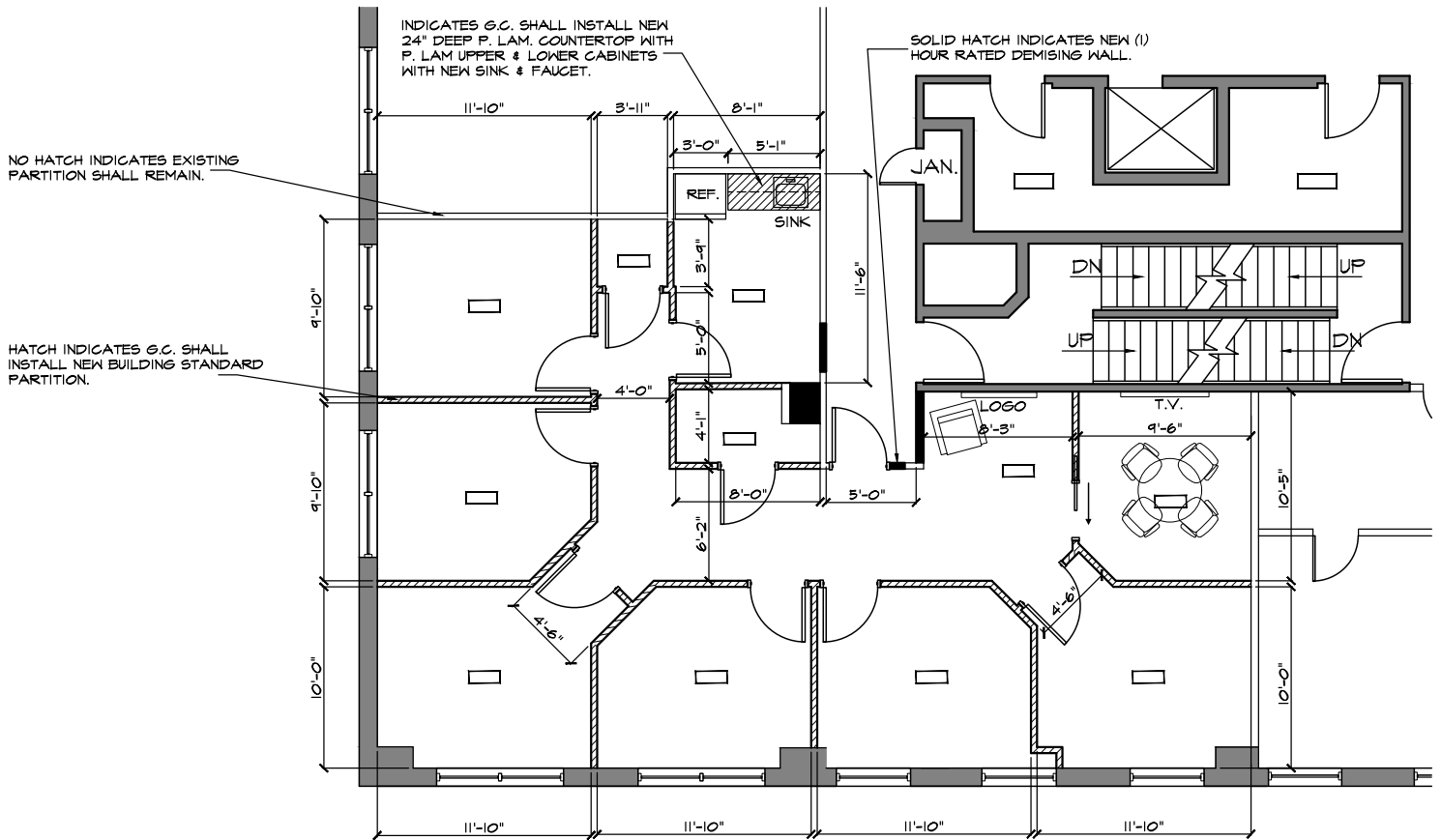
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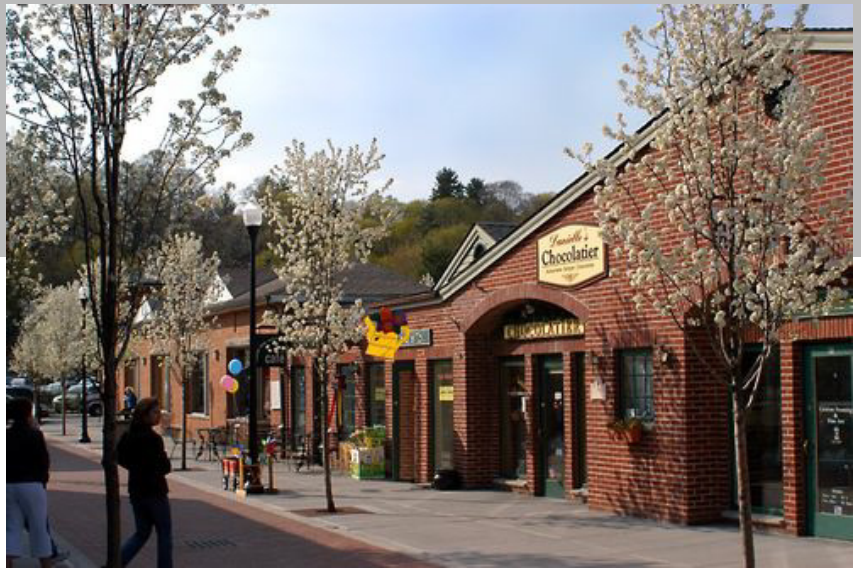
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SHADED AREA INDICATES PROPOSED AREA OF WORK.

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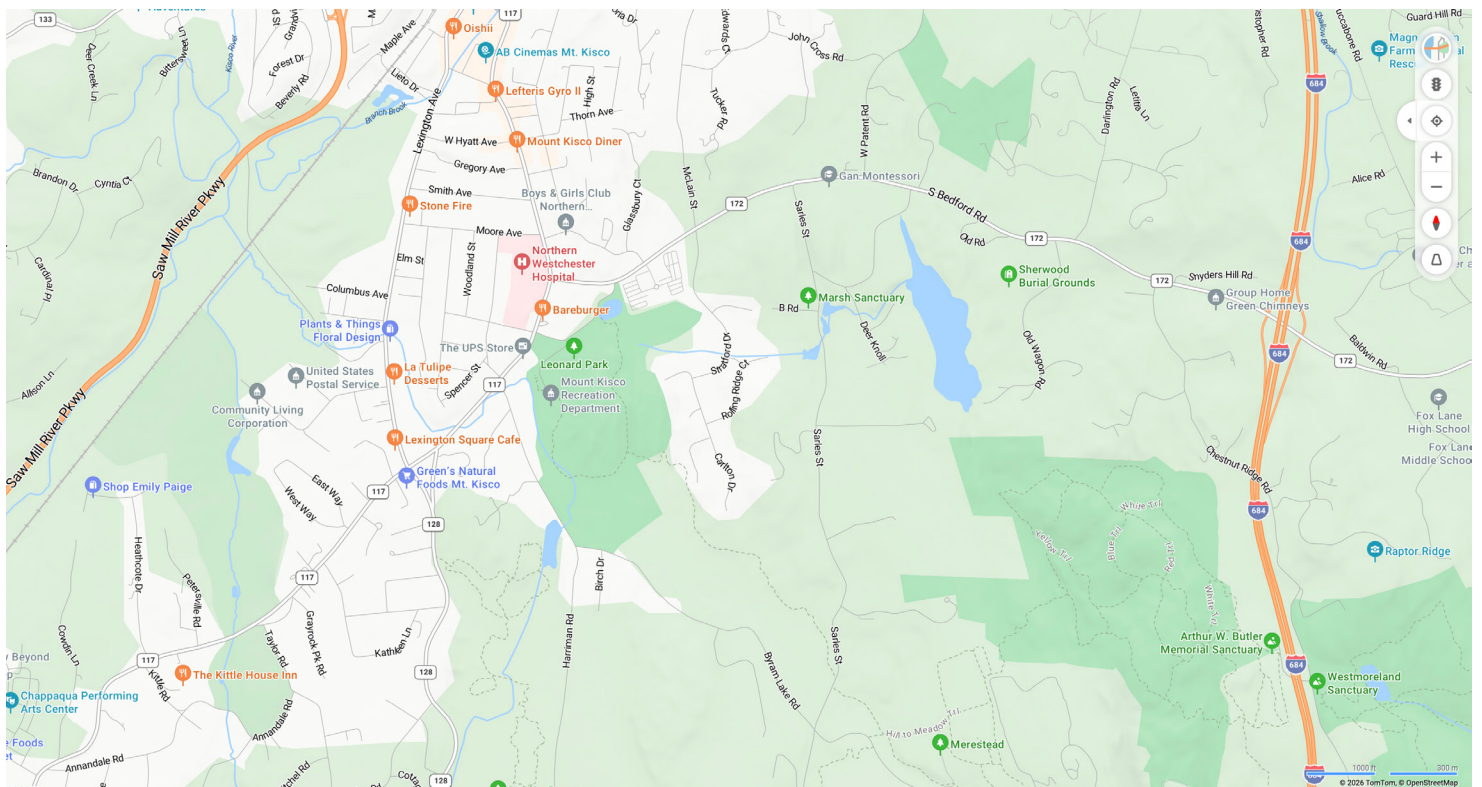
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PROXIMITY TO AMENITIES & SURROUNDING COMMUNITIES

344 East Main Street, NY in Mount Kisco is situated within the business district of the Village of Mount Kisco, home to a large concentration of businesses, highlighted by Northern Westchester Hospital, a major driver for local activity (1,200± employees), and a premier destination for fine dining, shopping (national retailers), and entertainment. A complementary mix of nationally recognized retailers are located along the North Bedford Road/Route 117 Corridor and include, are Stop & Shop, Target, ShopRite, CVS, Staples, and Kohls. The presence of these retailers provides tenants with a significant amenity base within a 2.3 mile radius.

The Property's prime location is within 5 minutes of three exits of the Saw Mill River Parkway — 5 minutes from Interstate 684—two of Northern Westchester County's primary commuter arteries. These roadways conveniently link the surrounding communities, a highly educated labor base and employment centers in both Westchester and Fairfield Counties (<10 miles from the Connecticut border).



MAJOR ROADWAYS & ACCESSIBILITY

Route 117 / North Bedford Road

Route 117/North Bedford Road is a primary commercial corridor running through Mount Kisco and Bedford Hills. Providing local access and convenient connection to the Saw Mill River Parkway.

Saw Mill River Parkway

The Saw Mill River Parkway runs north-south through Westchester County and provides direct access to Mount Kisco from communities to the south, including Chappaqua, and Ardsley, as well as from Katonah and points north.

Interstate 684

Interstate 684 is located just minutes from the Property and serves as a major north-south commuter route connecting Westchester County with Fairfield County, Connecticut, and Interstate 84 to the north.

Interstate 84

Interstate 84 is accessible via Interstate 684 and provides an important east-west connection between Connecticut, Putnam County, Dutchess County, and the broader Hudson Valley region.

Taconic State Parkway

The Taconic State Parkway provides regional north-south access through Westchester, Putnam, Dutchess, and Columbia Counties, linking the Property to communities throughout the eastern Hudson Valley.

Sprain Brook Parkway

The Sprain Brook Parkway runs north-south through central Westchester and connects with the Taconic State Parkway, providing access from southern and central Westchester to the Mount Kisco area.

Interstate 87 / New York State Thruway

Interstate 87, also known as the New York State Thruway, provides major north-south access through the Hudson Valley and connects the region to New York City, Albany, and points north.

Interstate 287

Interstate 287 is one of the region's primary east-west routes, connecting Westchester County with Rockland County, New Jersey, Fairfield County, and major regional employment centers.

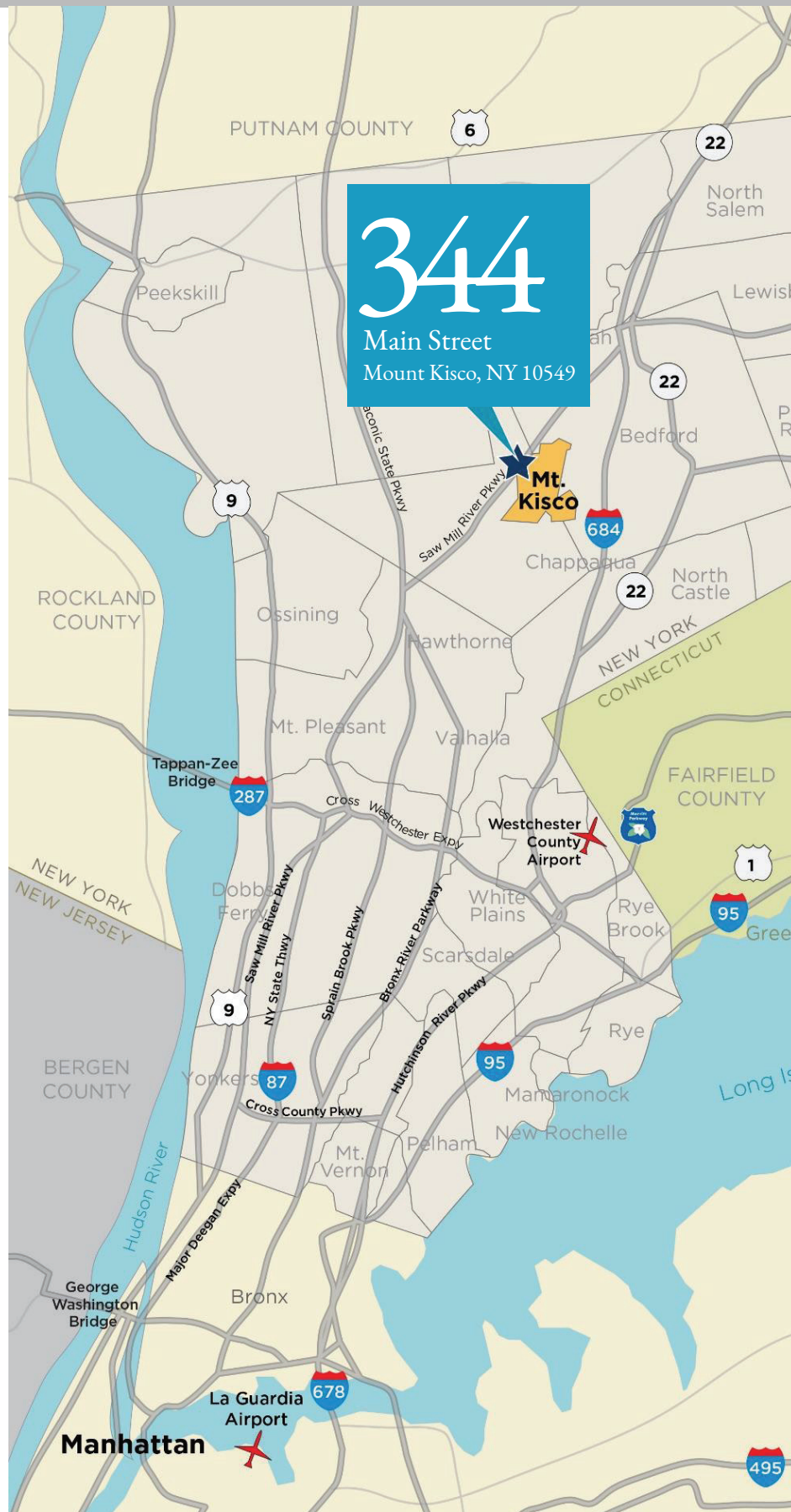
Hutchinson River Parkway

The Hutchinson River Parkway provides north-south access from the Bronx and lower Westchester to Connecticut and connects to key regional routes serving central and northern Westchester.

Interstate 95

Interstate 95 is the principal north-south interstate along the East Coast, providing access to New York City, coastal Connecticut, New Jersey, and the broader Northeast corridor.

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Westchester County is served by Metro-North Railroad, which provides commuter rail service to and from New York City. The county is accessible via three Metro-North lines: the New Haven Line, the Hudson Line, and the Harlem Line. The Property is located approximately 1.8 miles from the Mount Kisco Train Station, with peak travel times of approximately 56 minutes. Bee-Line bus service is also available in the Mount Kisco area.

Westchester County Airport, located approximately 12.5 miles south of the Property, is a major regional aviation hub offering commercial airline service as well as extensive corporate and general aviation operations. The Property is also within approximately one hour's drive of the New York metropolitan area's three major airports: LaGuardia Airport, approximately 39.5 miles away; John F. Kennedy International Airport, approximately 46.5 miles away; and Newark Liberty International Airport in New Jersey, approximately 54.1 miles away.



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