



HOULIHAN LAWRENCE
COMMERCIAL

The Bar Building

125 N Main St, Port Chester, NY 10573

Exclusively Represented By:

Kim Galton

Director of Retail | Associate Broker

914 953 7585

kgalton@houlihanlawrence.com

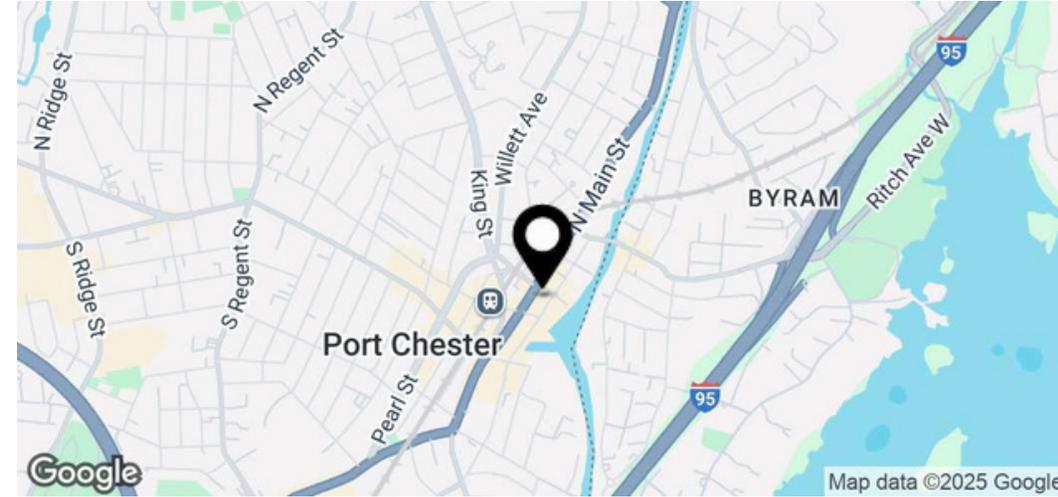
OFFICE SPACE FOR LEASE

The Bar Building

125 N Main St, Port Chester, NY 10573

FOR LEASE

Summary



Lease Rate

\$30.00 SF/Yr

Property Overview

Houlihan Lawrence Commercial is pleased to exclusively present prime office space at 125 N Main St, Port Chester. This well-maintained building offers two available units: Suite 201 at 1,275 SF, and Suite 301/302 at 2,550 SF, **complete floor with private elevator access.**

Located just steps from the Metro-North station, the property provides unmatched convenience for commuters and is surrounded by popular dining spots like Felice, bartaco, Colony Grill, and entertainment venues such as the historic Capitol Theatre. Haven Bar & Restaurant and Aria Events are both community-loved establishments in the building.

With thousands of new residential units recently completed or in the planning process, Port Chester is experiencing a residential boom, driving increased foot traffic and demand for local businesses. This is an ideal opportunity for office-based businesses seeking visibility and growth in a vibrant, rapidly developing commercial hub.

Offering Summary

Lease Type	MG
Spaces Available	2
RSF	1,275- 2,550
Year Built / Renovated	1926 / 2022
# of Floors	5

Houlihan Lawrence
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573



HOULIHAN LAWRENCE
COMMERCIAL

The Bar Building

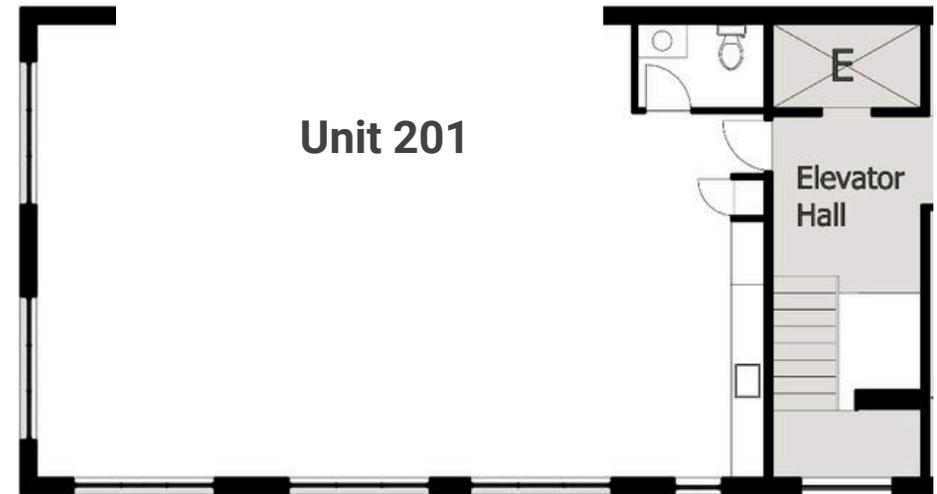
125 N Main St, Port Chester, NY 10573

FOR LEASE

Lease Spaces

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
201	1,275 SF	Modified Gross	\$35.00 SF/yr	Available immediately
301/302	2,550 SF	Modified Gross	\$30.00 SF/yr	Entire Floor



Houlihan Lawrence
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573



The Bar Building

125 N Main St, Port Chester, NY 10573

FOR LEASE

Suites 201 Photos



Houlihan Lawrence
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573



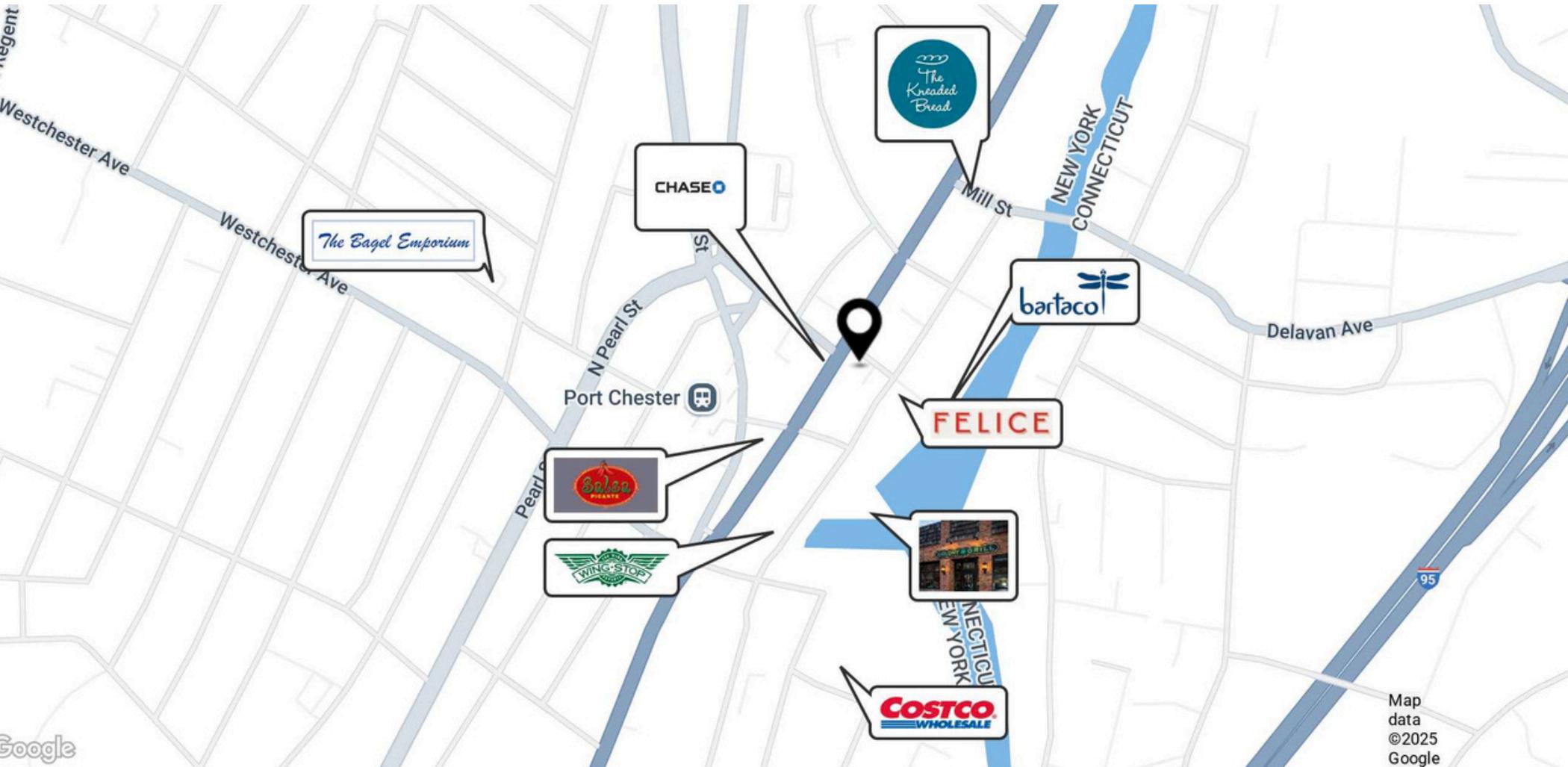
HOULIHAN LAWRENCE
COMMERCIAL

The Bar Building

125 N Main St, Port Chester, NY 10573

FOR LEASE

Retailer Map



Houlihan Lawrence
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573



HOULIHAN LAWRENCE
COMMERCIAL

The Bar Building

125 N Main St, Port Chester, NY 10573

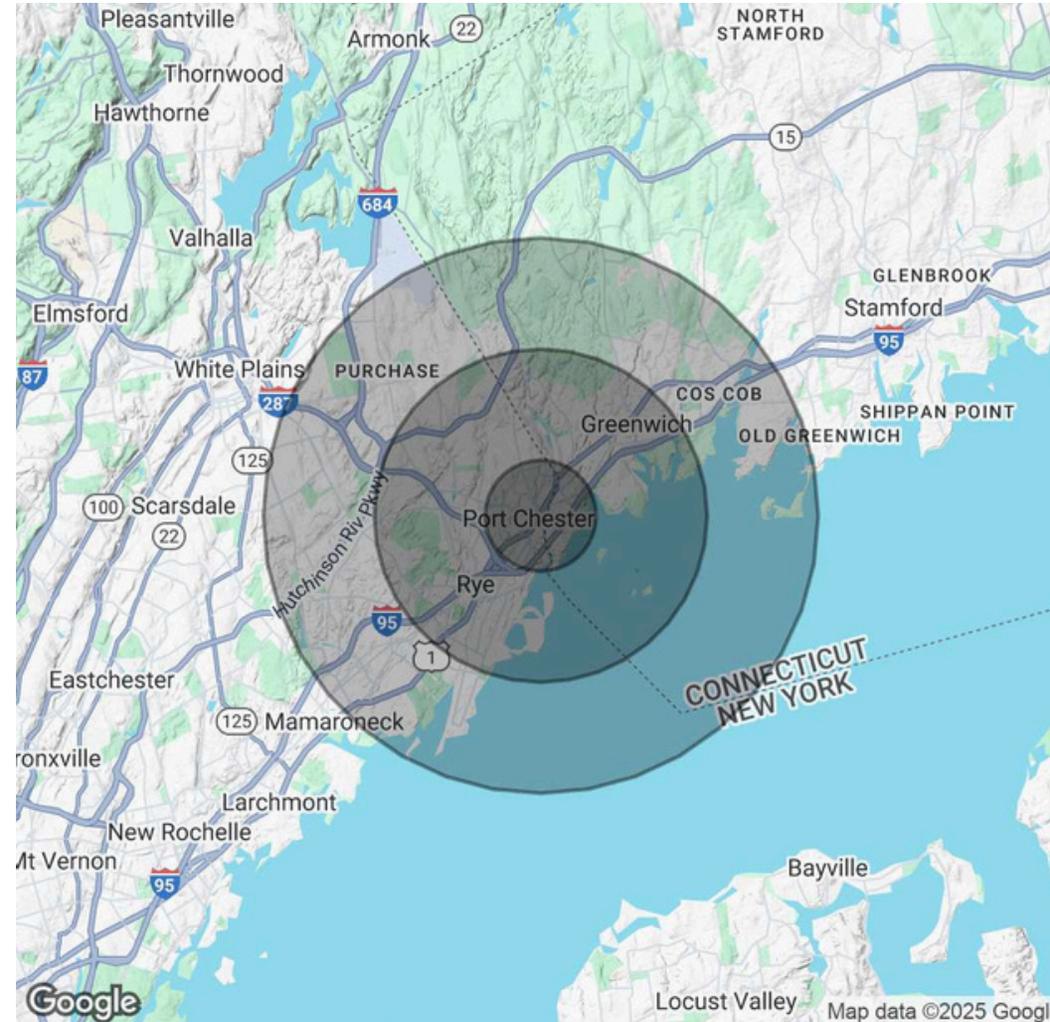
FOR LEASE

DemographicsMap & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	34,390	75,792	140,423
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,713	27,173	48,853
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$134,872	\$194,972	\$223,689
Average House Value	\$721,771	\$1,056,117	\$1,173,641

Demographics data derived from AlphaMap



Houlihan Lawrence
 800 Westchester Ave. Ste. N517
 Rye Brook, NY 10573



HOULIHAN LAWRENCE
 COMMERCIAL