



**80 GRASSLANDS ROAD**  
Elmsford, New York

**FULL FLOOR  
OPPORTUNITY**  
IN THE CENTER OF  
A MAJOR MEDICAL,  
RESEARCH AND  
EDUCATIONAL HUB

**SEEKING**  
SOCIAL SERVICE USERS

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



## ACCESSIBILITY

Building is fully ADA accessible.  
This building also has multiple  
entrances on grade.

## CONVENIENCE

Minutes to Saw Mill River Pkwy,  
Sprain Brook Pkwy, I-287, and I-87.  
Bee Line bus stops near the  
building and only 8 minutes (2.7 mi)  
to the Mount Pleasant Metro North  
Railroad train station.

## NEIGHBORS

This area of Westchester is known  
as the knowledge center with some  
of the regions top medical, educational,  
and corporate institutions.





# PROPERTY INFORMATION

**AVAILABILITY: 2,523 RSF - ±30,000 RSF**

- Rental Rate: \$27.50 + Tenant Electric
- 89,000 SF 3-Story Building
- Lobby and common area upgrades underway
- Full Height Atrium
- New indoor and outdoor LED lighting
- 37 covered and 289 surface parking spaces available
- Truck loading area
- **Potential for outdoor play area**
- Fully sprinklered throughout

## DEMOGRAPHICS (2024)

	1 MILE	3 MILES	5 MILES
POPULATION	3,119	61,093	174,176
NUMBER OF HOUSEHOLDS	813	22,586	67,910
AVERAGE HH INCOME	\$136,663	\$182,800	\$200,190
ANNUAL HH EXPENDITURE	\$68.88 M	\$1.16 B	\$8.15 B
ANNUAL RETAIL EXPENDITURE	\$32.29 M	\$3.28 B	\$4.37 B

Campus Setting with Immediate Access To Major Highways

80 GRASSLANDS ROAD, ELMSFORD



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## NEIGHBORING TENANTS



**REGENERON**



6 min walk (0.3m) to 1/14/27/40 Buses

8 min drive (2.7m) to Metro North

5 min drive (1.3m) to I-287

3 min drive (1m) to Saw Mill River

3 min drive (0.8m) to Sprain Brook

Contact Exclusive Listing Agents:

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**Stephen Kaufman**

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# FLOOR PLAN

## ENTIRE THIRD FLOOR AVAILABLE

±30,000 RSF



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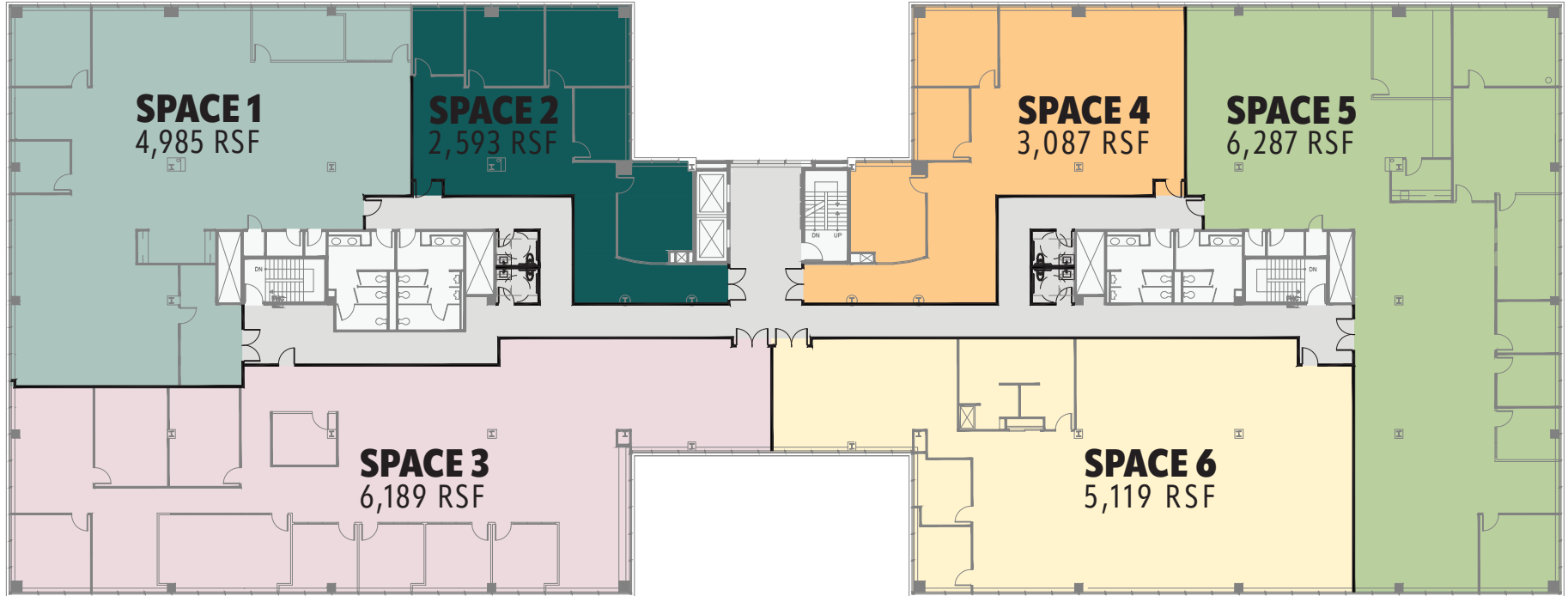
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# FLOOR PLAN

## THIRD FLOOR POTENTIAL DIVISIONS

2,593 RSF - 6,287 RSF



- Space 1 - 4,985 RSF
- Space 2 - 2,593 RSF
- Space 3 - 6,189 RSF
- Space 4 - 3,087 RSF
- Space 5 - 6,287 RSF
- Space 6 - 5,119 RSF

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# INTERIOR RENDERINGS

KIMMERLE NEWMAN ARCHITECTS



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# LOBBY AREA RENDERINGS



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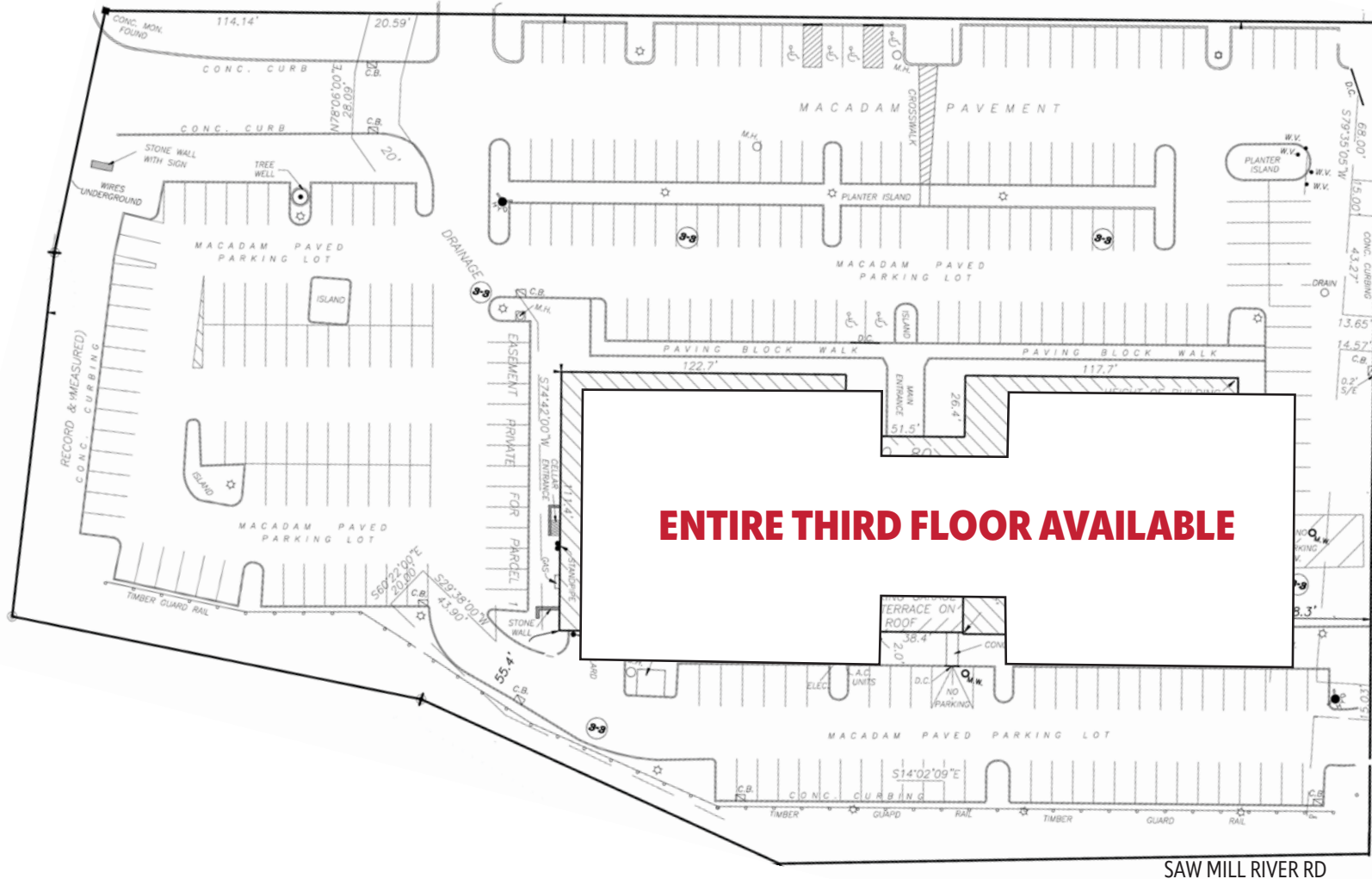


# SITE PLAN

## SEEKING SOCIAL SERVICE USERS

CLEARBROOK RD

GRASSLANDS RD



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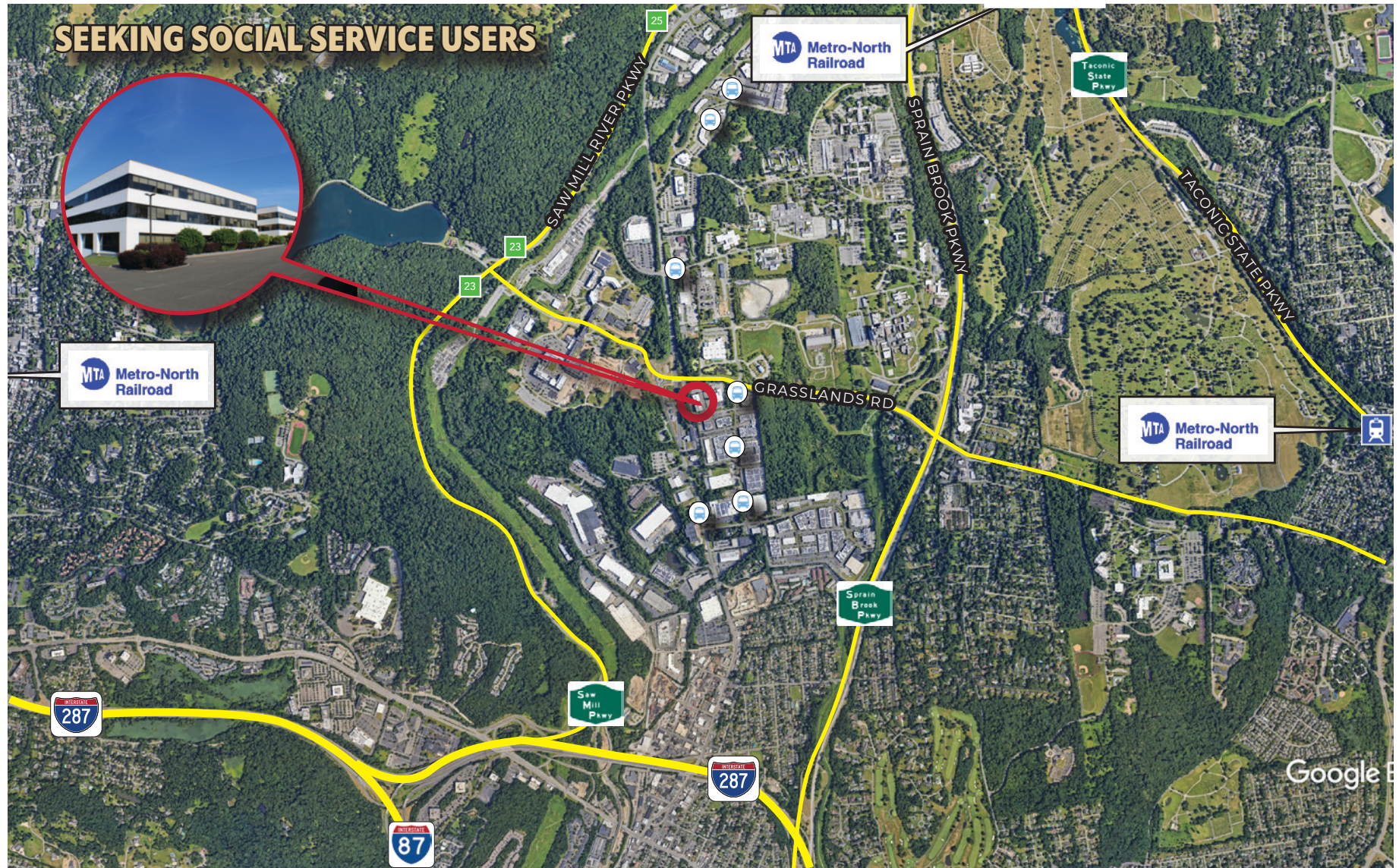
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# TRANSPORTATION MAP



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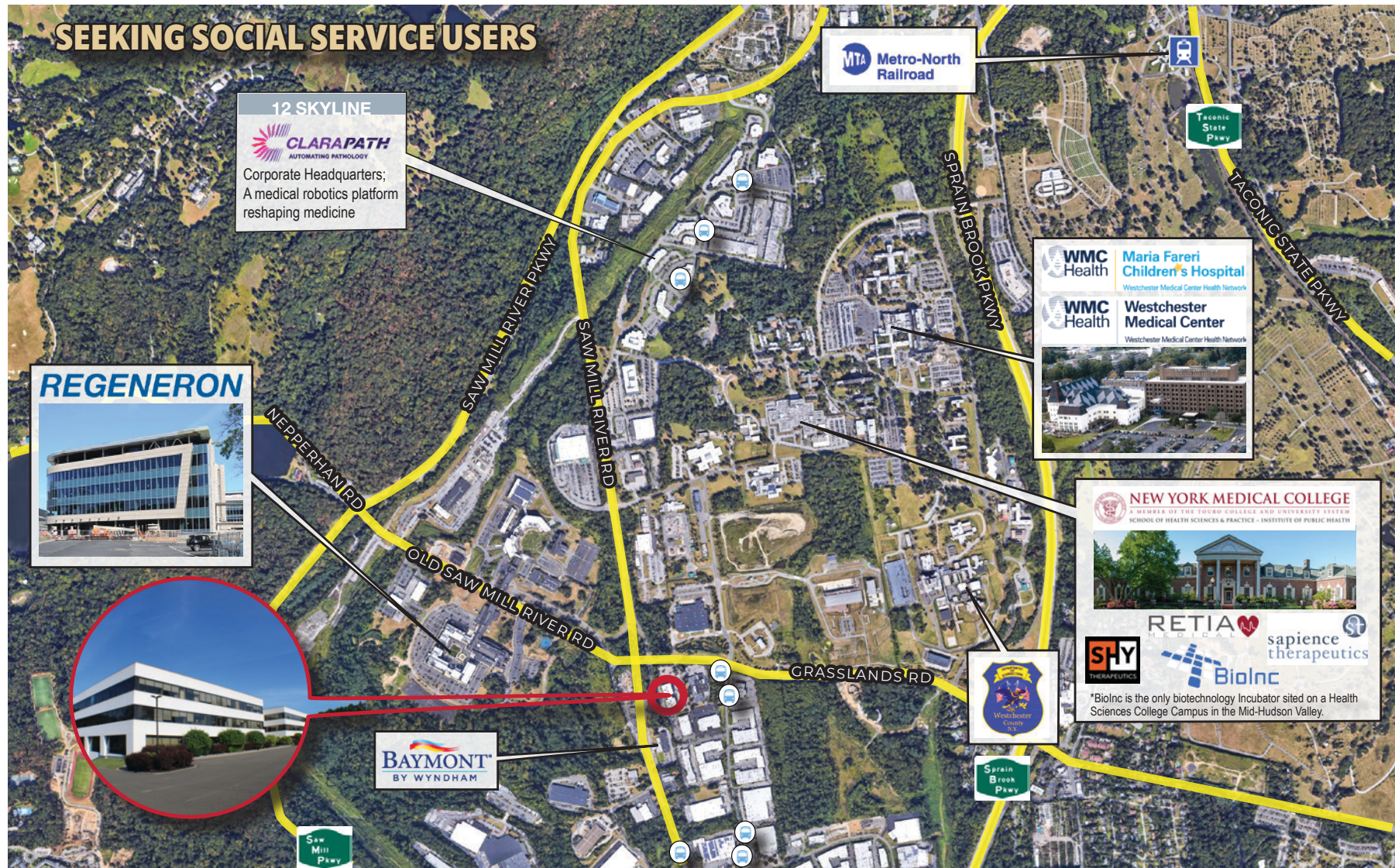
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# AREA MAP



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