



OFFERING SUMMARY

Space Available	834 SF - 12,000 SF
Rental Rates	Upon Request
Use	Medical
Building Height	3 Stories
Parcel ID	551000 4-1250-0037
County	Westchester
Coordinates	40.912826,-73.790556

PROPERTY OVERVIEW

Be part of the updated 75,000 sf Lockwood Medical Campus. New lobby; new lounge with vending machines; on site management; on site super. We will take care of you!

Great tenant mix of multiple specialties making an excellent source of referrals; pharmacy on premises; lab on site. Grow with us!

Join the 35+ tenants already on the campus; 9 renewed tenants and 5 new tenants that include Planned Parenthood and Growing Little Minds, a preschool set to open in the next few months.

Walking distance to Montefiore's New Rochelle Medical Center, MetroNorth and Amtrak train station. Bee Line bus stop is in front of the property. Plentiful parking provided for tenant and patients. Free parking for tenants.

PROPERTY HIGHLIGHTS

- Suites ranging from 834 square feet to 12,000 square feet - full floors of 6,000 sf can be made available.
- Generous Tenant Improvement package.
- Ample on-site parking at no charge to tenants.
- Convenient handicap access for drop off and pickup.
- Metro North, Bee Line Bus, New Rochelle bike share within walking distance.
- Close to Montefiore New Rochelle Medical Center
- On-site property management
- Lounge for tenants and visitors
- Pre-school opening early 2024

Building Better Communities With....



FOR LEASE
Lockwood Medical Campus

140 & 150 LOCKWOOD AVE NEW
ROCHELLE, NY 10801



John (Jack) Ritchie
NY & NJ Lic. Associate Broker
(914) 924-0669(c)
john.ritchie@randcommercial.com

Ann K. Silver
NY Lic. Associate Broker
(914) 552-0646 (c)
ann.silver@randcommercial.com

Debbie Binstok
NY Lic. Associate Broker
(914) 282-1182(c)
debra.binstok@randcommercial.com

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140 Lobby Waiting Area



2nd Generation Medical Space



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Lounge



Newly Built Dental Space



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39,773	186,390	548,126
2010 Population	45,212	192,493	557,703
2023 Population	47,571	204,038	592,610
2028 Population	52,997	208,059	589,264
2023-2028 Growth Rate	2.18 %	0.39 %	-0.11 %
2023 Daytime Population	42,764	169,887	482,544

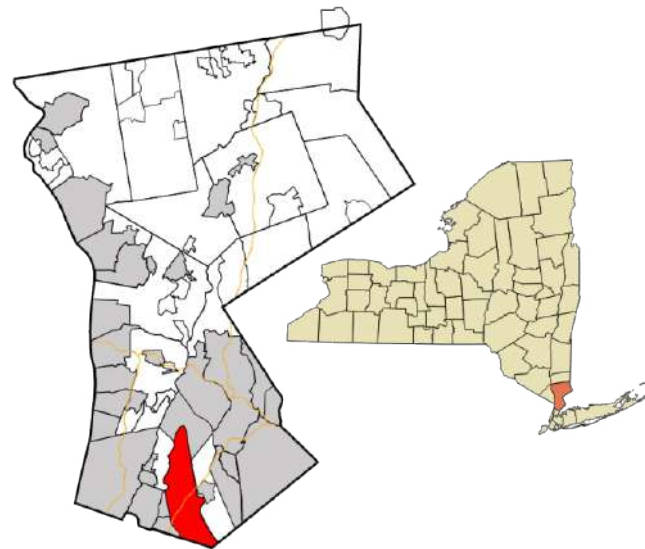
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,835	7,874	23,647
\$15000-24999	1,052	4,122	14,060
\$25000-34999	1,167	4,342	15,757
\$35000-49999	1,110	5,145	19,540
\$50000-74999	2,581	10,197	32,283
\$75000-99999	1,892	9,018	26,565
\$100000-149999	2,705	11,675	34,898
\$150000-199999	1,770	7,149	20,170
\$200000 or greater	2,589	16,403	36,857
Median HH Income	\$ 81,642	\$ 90,993	\$ 80,034
Average HH Income	\$ 123,264	\$ 149,121	\$ 128,718

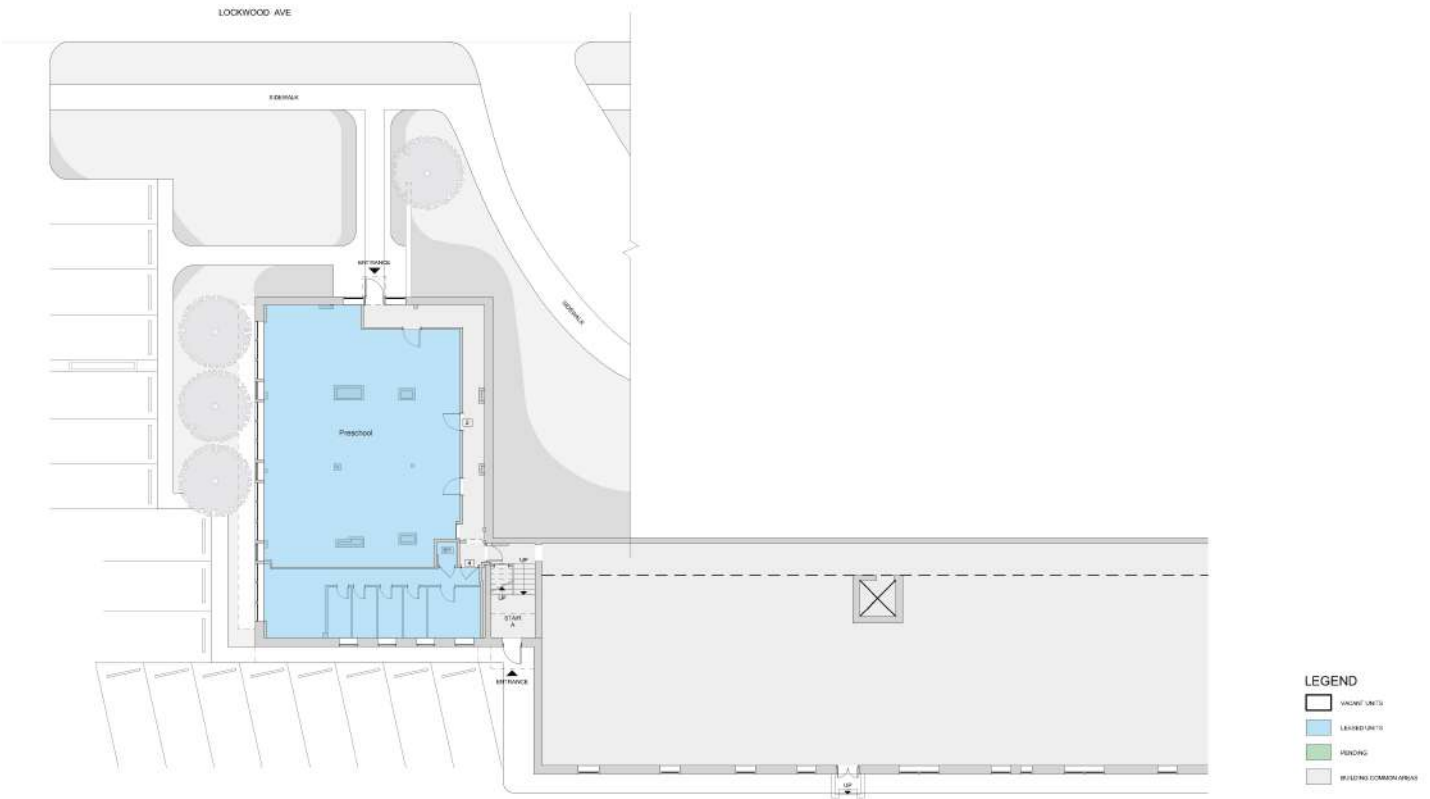
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	13,950	68,666	208,092
2010 Total Households	15,521	71,832	211,768
2023 Total Households	16,701	75,928	223,789
2028 Total Households	19,317	78,721	225,578
2023 Average Household Size	2.69	2.63	2.59
2023 Owner Occupied Housing	6,180	39,157	112,224
2028 Owner Occupied Housing	6,330	39,828	114,153
2023 Renter Occupied Housing	10,521	36,771	111,565
2028 Renter Occupied Housing	12,987	38,893	111,425
2023 Vacant Housing	1,925	5,504	13,624
2023 Total Housing	18,626	81,432	237,413

CITY OF NEW ROCHELLE

New Rochelle is a city in Westchester County, New York, in the southeastern portion of the state. In 2020, the city had a population of 79,726, making it the 7th-largest city and 22nd-largest municipality in the state of New York. Some residents refer to the city as New Ro.

POPULATION	79,726
DENSITY	7,750.92 SQ MI





GROUND FLOOR



Meridian Design Associates, Architects, P.C.
1440 Broadway, New York, NY 10001
V: (212) 431-8643 F: (212) 431-4775 WWW.MERIDIANDESIGN.COM



140 Lockwood Avenue
New Rochelle, New York, NY

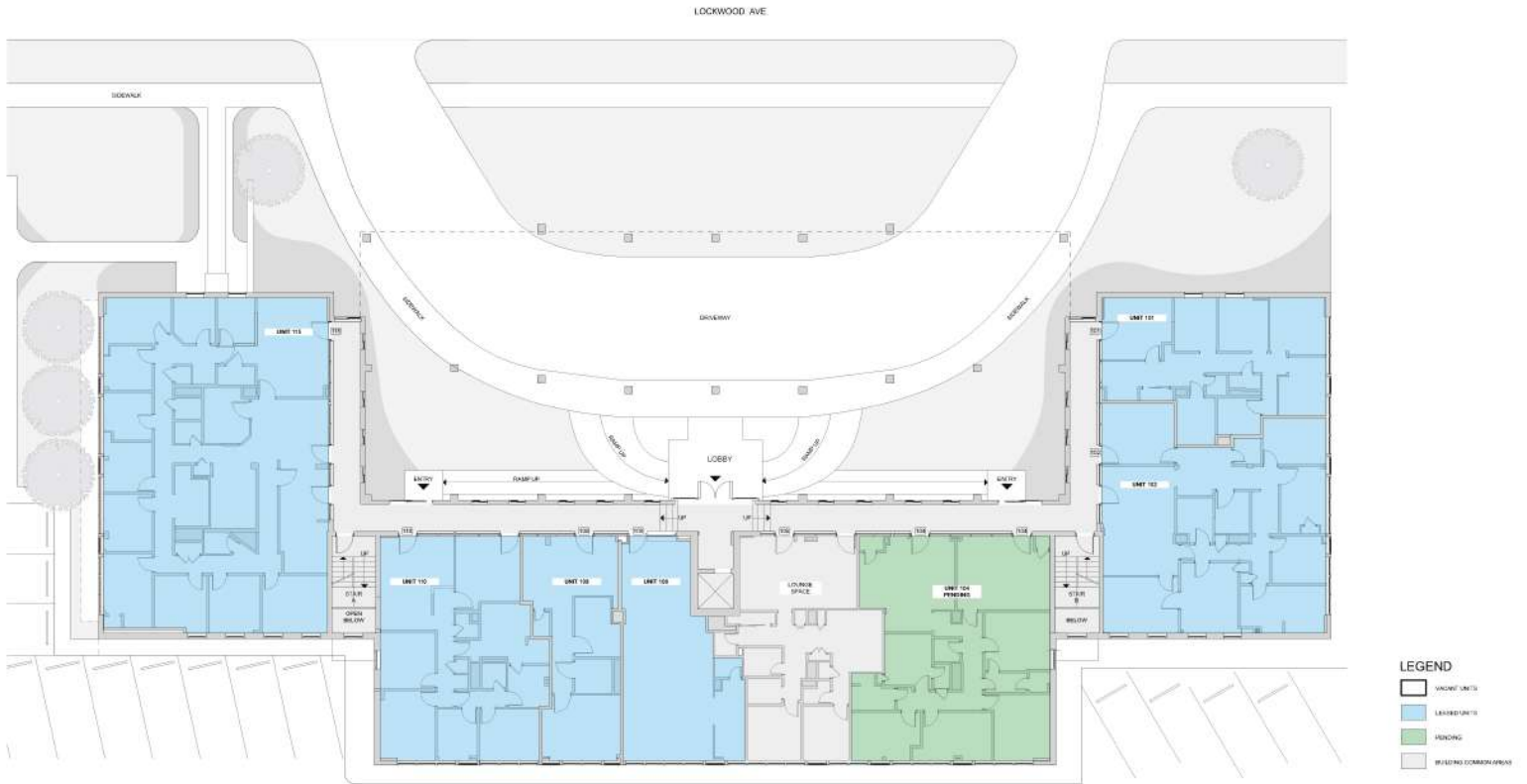
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1ST FLOOR



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V. (212) 463-8642 F. (212) 463-1475 WWW.MERIDIANDESIGN.COM



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LEGEND

White box	VACANT UNITS
Blue box	LEASED UNITS
Green box	PENDING
Grey box	RESERVED COMMON AREAS

2ND FLOOR



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3RD FLOOR



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1ST FLOOR PLAN



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