



## Prime Retail Space for Lease – 345 Kear St, Yorktown Heights, NY

This ADA-compliant space offers flexibility with a motivated landlord who can assist with customizing your build-out to meet your business needs. Whether you're looking to create a boutique retail experience, a showroom, or a professional office space, this location is designed to impress.

### Key Features:

- Size: 1,400 SF of prime retail space in an architectural award-winning building.



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- **Current Tenants:** Join an impressive roster of tenants, including The Gramercy restaurant and Edward Jones.
- **Location:** Situated near major retailers and a key intersection in Yorktown Heights, offering excellent visibility and accessibility.
- **Visibility & Access:** Boasts large road frontage, ground floor access, and plenty of parking for your customers.
- **Design:** Corner office space with two walls of windows and a large, windowed conference room, flooding the space with natural light.







**Lease Rate: \$25/SF**

Don't miss the opportunity to establish your business in this high-profile location. Schedule a tour today and bring your vision to life!

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