

MOUNT KISCO EXECUTIVE CENTER

A DYNAMIC BUSINESS ENVIRONMENT LOCATED IN THE
PROMINENT HUB OF NORTHERN WESTCHESTER



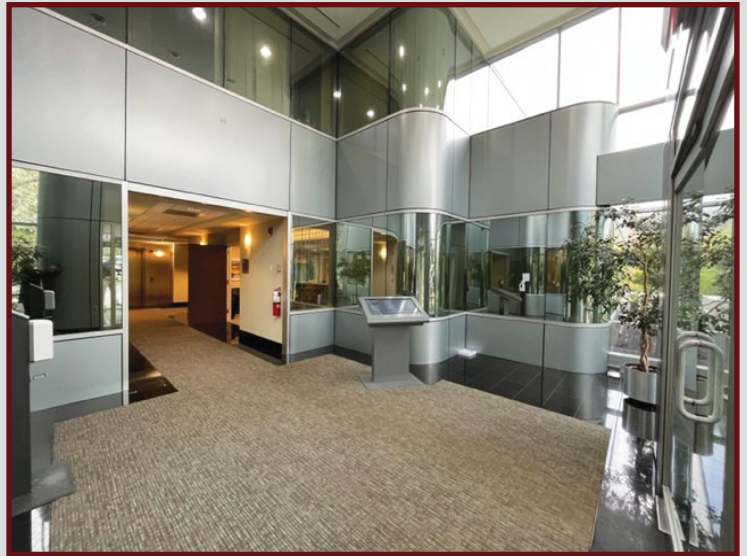
118 N. Bedford Road

Office Space Available in Mount Kisco, NY 10549

2 SPACES AVAILABLE

HIGHLIGHTS & AMENITIES

- ◆ Full Service Modern Office Environment
- ◆ Professionally Landscaped Property
- ◆ 24/7 Card Access
- ◆ Walk to Metro North Railroad
- ◆ Newly Renovated Hallways and Lobby
- ◆ Located in the Heart of Mount Kisco
- ◆ Two Story Atrium Lobby
- ◆ Ample On-Site Parking



Select Properties
LTD.

Diana Chiulli, President • *Commercial Sales & Leasing*
344 Main Street, Suite 101 • Mount Kisco, NY 10549
914-666-9400

select1@optonline.net • diana.chiulli@icloud.com



2nd Floor, Ste. 200

Rental Rate: \$28.00 / SF
 Electric: \$3.50 SF
 Date Available: Now
 Service Type: Modified Gross
 Space Use: Office

Space Available: 1,080 SF
 Floor: 2nd Floor
 Full Build-Out – Kitchen, 2 Large
 Offices
 Lease Term: 3-5 Years

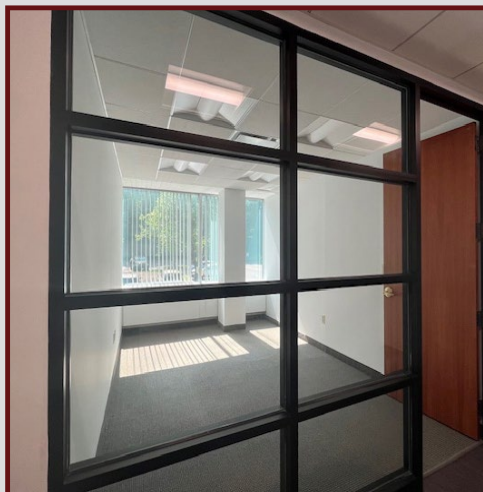


3rd Floor

Rental Rate: \$28.00 / SF
 Electric: \$3.50 SF
 Date Available: December 2025
 Service Type: Modified Gross
 Space Use: Office

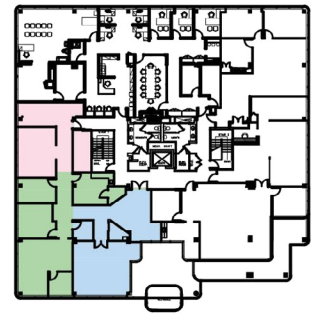
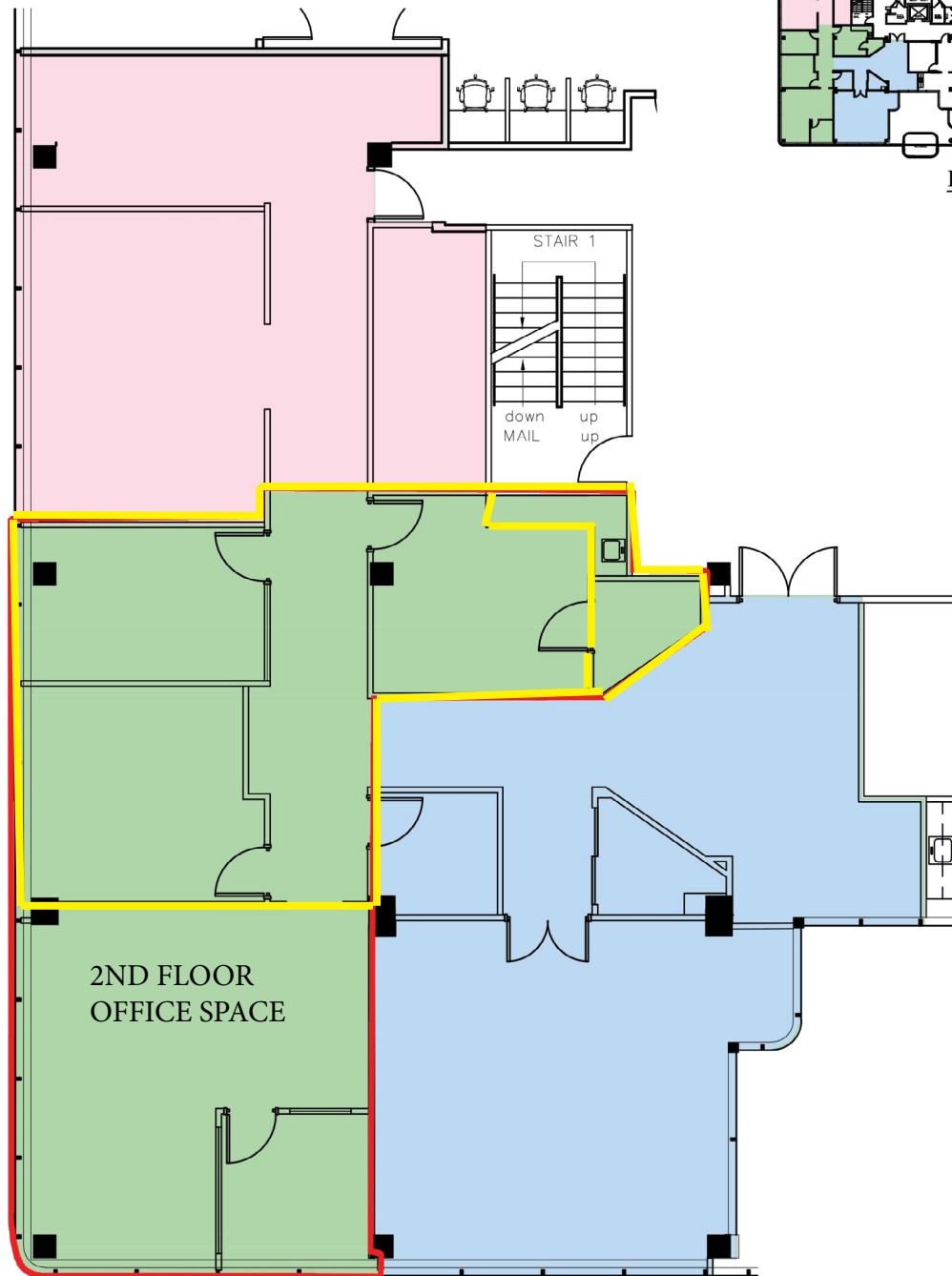
Space Available: 800 SF
 Floor: 2nd Floor
 Full Build-Out – Two Offices,
 Support Staff Area, Kitchen
 Lease Term: 3+ Years

Mount Kisco Station Commuter Rail (Harlem Line) - .5 Mile
 Walking distance to the Town Center
 Northern Westchester Hospital - 1 Mile
 Saw Mill Parkway - 1 Mile
 Rt. 684 - 3 Miles



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KEY PLAN

BUCKINGHAM
PROPERTIES

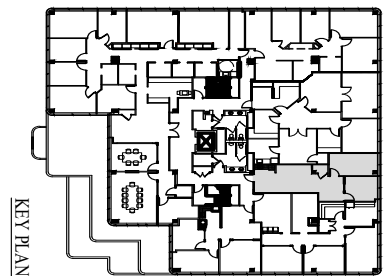
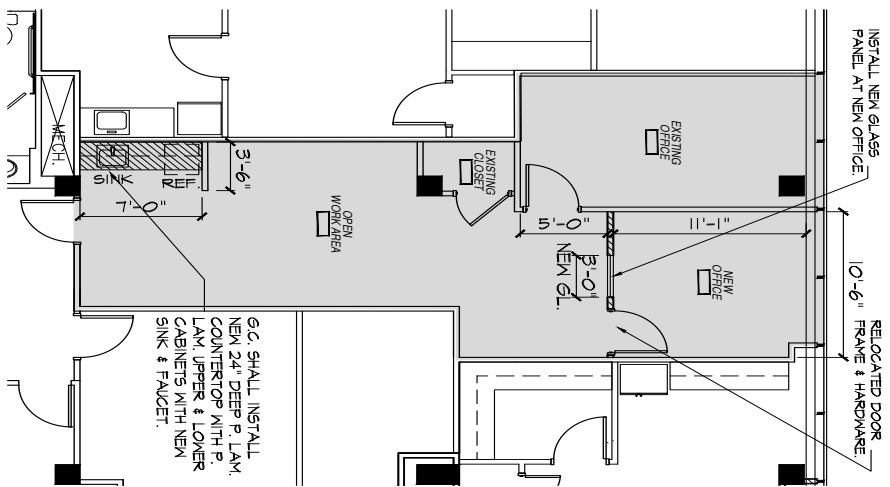
2ND FLOOR OFFICE SPACE
118 N BEDFORD ROAD
MOUNT KISCO, NEW YORK 10549

SCALE: NOT TO SCALE

DATE: SEPTEMBER 19, 2022



CARDARELLI
DESIGN & ARCHITECTURE, P.C.
Architecture and Planning
297 KNOLLWOOD ROAD SUITE 202
WHITE PLAINS, NY 10607
Phone: (914) 437-9554 / Fax: (914) 437-9555



KEY PLAN

BUCKINGHAM PROPERTIES

BUILDING ADDRESS
118 N BEDFORD ROAD
MOUNT KISCO, NY 10549

PROPOSED NEW PRE-BUILT OFFICE ALTERATIONS

DRAWING TITLE
PROPOSED PLAN
3RD FLOOR
SCALE: 1/8" = 1'-0"

DWG #

SK3



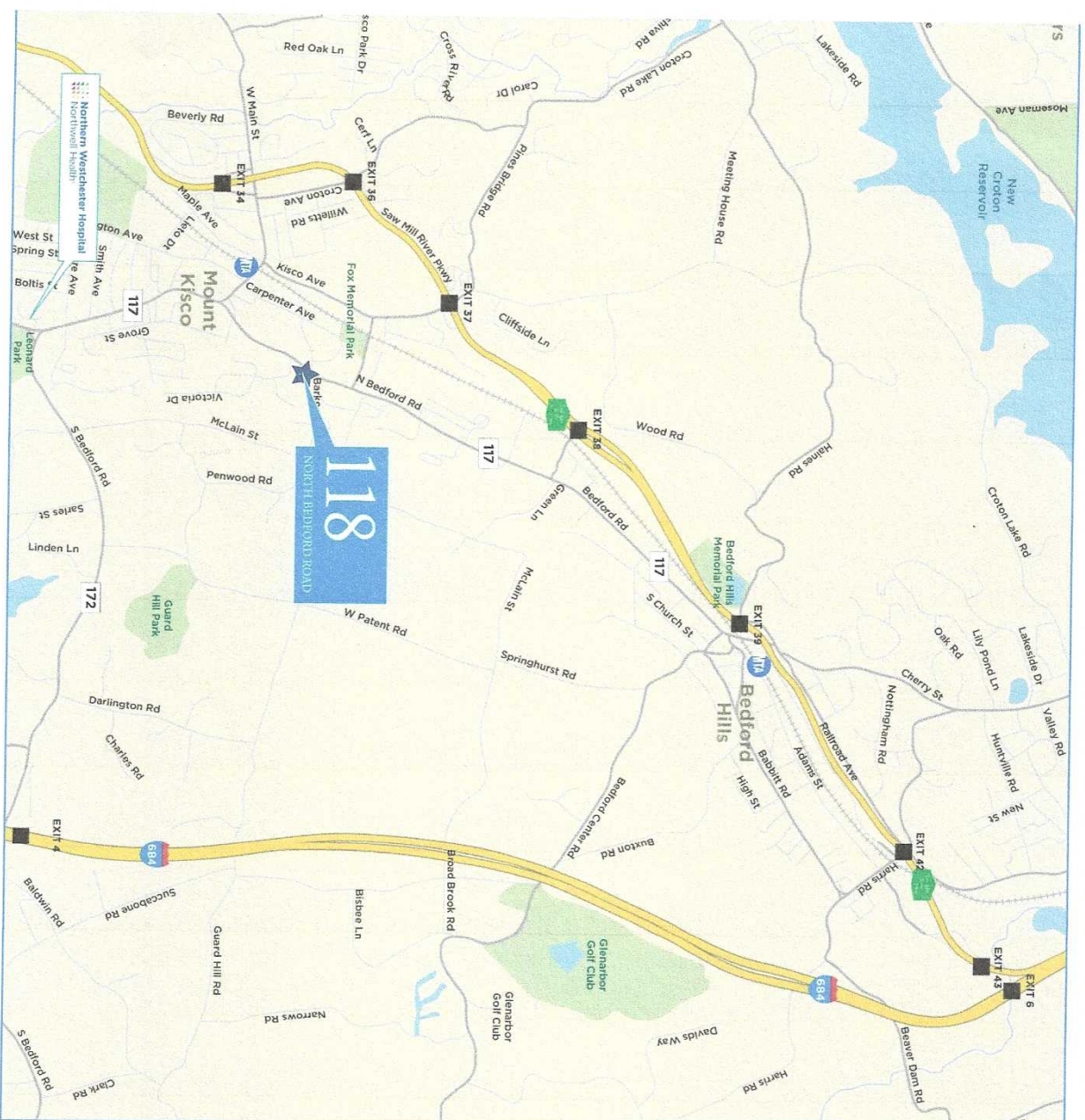
CARDARELLI
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DATE: JUNE 17, 2022

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PROXIMITY TO AMENITIES & SURROUNDING COMMUNITIES

118 North Bedford Road 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 one-of-a-kind boutiques), and entertainment. A complementary mix of nationally recognized retailers are located along the North Bedford Road/Route 117 Corridor and include, but are not limited to, Target, A&P, Starbucks, Applebee's, ShopRite, CVS, Panera Bread, Staples, FedEx, Petco and Kohls. The presence of these retailers provides tenants with a significant amenity base within a 2.5-mile radius.

The Property's prime location is within 3 minutes of three exits of the Saw Mill River Parkway and approximately 5 minutes from the crossroads of the parkway and Interstate 684—two of Northern Westchester County's primary commuter arteries. These roadways conveniently link 118 North Bedford Road to 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

The Property is located on the heavily traveled Route 117 (North Bedford Road), which is a prime commercial corridor featuring a mix of retail, dining and service establishments and the main thoroughfare connecting the town centers of Mount Kisco and Bedford Hills.

ROUTE 11/NORTH BEDFORD ROAD ▶ 0 MINUTES (fronts) This 16-mile state route runs fairly north-south through Westchester County, providing access directly to the Property from the Saw Mill River Parkway. This state route continues north-northwest from Pleasantville through Bedford Hills, and has a northern terminus at an interchange with the Saw Mill River Parkway south of Katonah.

SAW MIL RIVER PARKWAY ▶ 2 MINUTES (1.2 miles) This 29-mile state highway runs north-south through the county, serving as a continuation of the Henry Hudson Parkway (New York City), providing access to the Property from Yonkers. This highway continues north towards Mt. Kisco and its northern terminus in Katonah.

INTERSTATE 684 ▶ **6 MINUTES** (3.1 miles) This 46-mile highway connects I-84 with I-287 and the Hutchinson River Parkway and serves as a primary commuter highway throughout the northern suburbs of Westchester County.

TACONIC PARKWAY ▶ **11 MINUTES (5.6 miles)** As the longest parkway in the state, this 104-mile highway stretches from its junction with the Sprain Brook Parkway in Elmsford north to Chatham in Columbia County, south of Albany. This north-south highway runs midway between the Hudson River and the borders of Connecticut and Massachusetts.

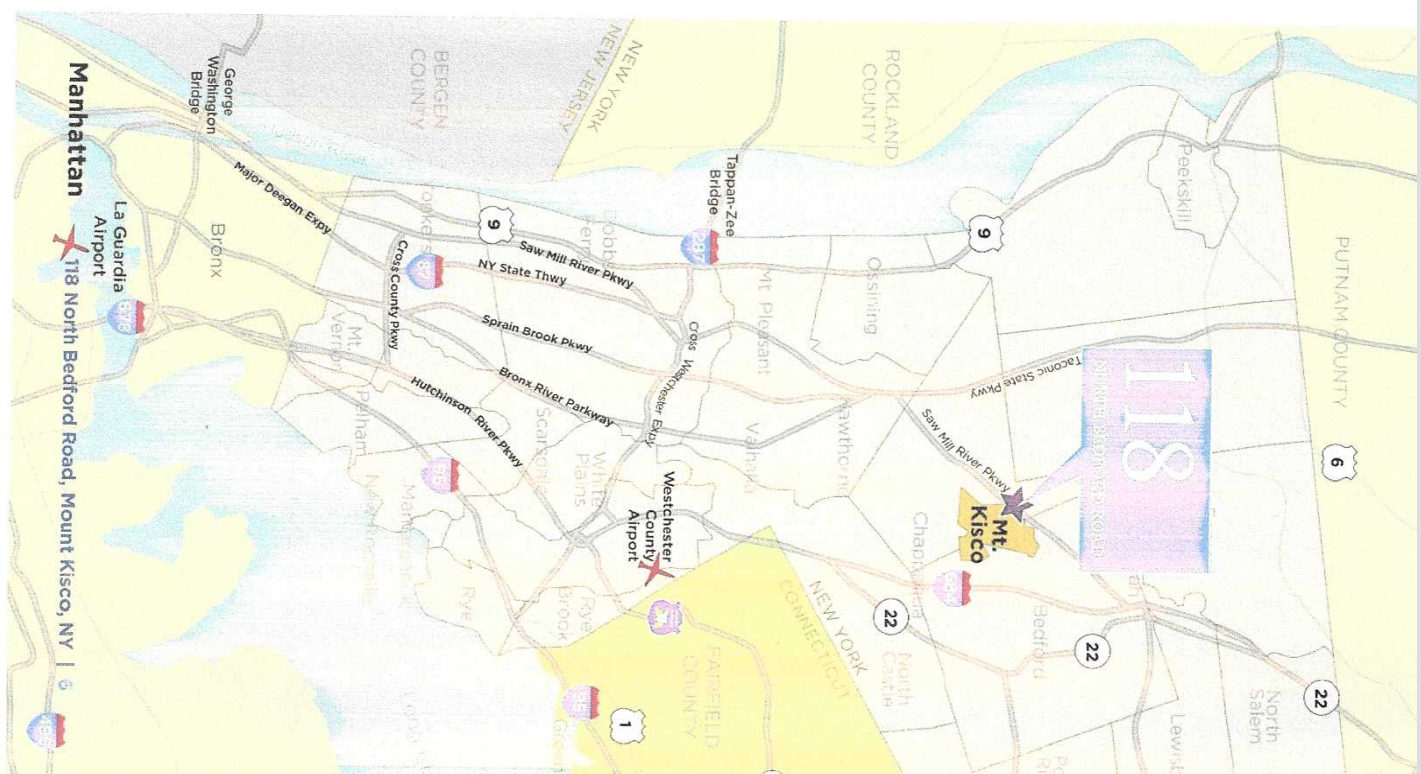
SPRAIN BROOK PARKWAY ▶ 11 MINUTES (9.6 miles) The Sprain Brook Parkway is a 12.5-mile north-south highway through Westchester County, beginning in Yonkers to the south, and stretching north parallel to the Saw Mill River, before turning into the Taconic State Parkway in Hawthorne.

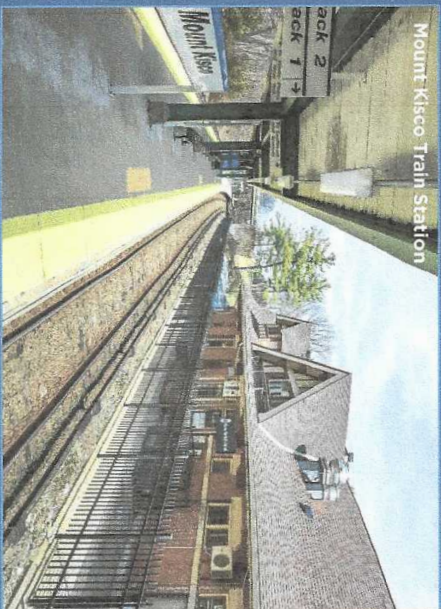
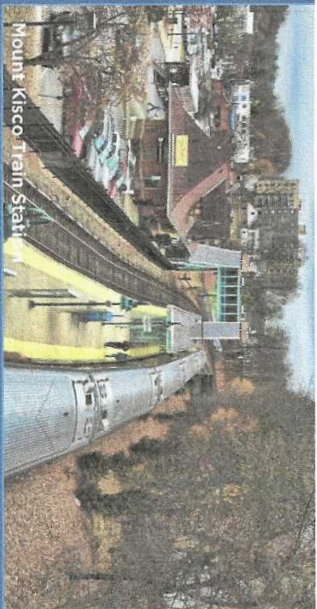
INTERSTATE 87 (NY STATE THRUWAY) ▶ **17 MINUTES** (15.1 miles) This 570-mile state highway runs north-south through the county, providing access to Yonkers, the Bronx and the Tappan Zee Bridge. (via I-287) to the south, then along Orange County's eastern boarder for a short distance before stretching north through Poughkeepsie to Albany and Schenectady, and then veering west through Syracuse and Rochester, ending in Buffalo.

INTERSTATE 287 ▶ 19 MINUTES (13.8 miles) I-287 is a major loop road around the entire Metropolitan New York City area providing access to Northern and Central New Jersey and Rockland, Orange and Westchester Counties. In addition to connecting with several direct routes into all five boroughs of New York City, I-287 spans the Tappan Zee Bridge into Westchester County, splitting into I-87 near Tarrytown and the Cross-Westchester Expressway.

HUTCHINSON RIVER PARKWAY ▶ 19 MINUTES (16.8 miles) The Hutchinson River Parkway is a north-south parkway in southern New York that extends for 19.1 miles from the New York-Connecticut state border at Rye Brook to the Bruckner Interchange in the Throgs Neck section of the Bronx. The Hutch continues south from the Bruckner Interchange as the Whiteshore Expressway (I-678) and north into Greenwich, Connecticut, as the Merritt Parkway (Route 15).

INTERSTATE 95 ▶ **21 MINUTES (19.4 miles)** I-95 constitutes the principal north-south interstate route between Maine and Florida, entering New York in the north on the Connecticut border and exiting south into New Jersey. The entire highway runs a total of nearly 2,000 miles. In New York, I-95 is 23.52 miles long running along the state's coastline from Port Chester to the George Washington Bridge (24.9 miles/30 minutes).





In addition to an extensive road system, the county is serviced by the Metro-North Railroad, which provides commuter rail service to and from New York City. The entire county is easily accessible via the use of one of the three Metro-North rail lines: the New Haven line, the Hudson line, or the Harlem line. The Property is located 0.5 miles from the Mount Kisco Train Station, which provides peak hour service on the Harlem line to Midtown Manhattan in approximately 56 minutes. Additionally, there is a Bee-Line bus stop located at the station.

Westchester County Airport, located 12.5 miles south of the Property, has one of the largest based corporate fleets in the U.S. and includes non-stop commercial services to 10 major cities. In addition, the Property is within an hour's drive to La Guardia Airport (39.5 miles), JFK International Airport (46.5 miles) and Newark Liberty International Airport in New Jersey (54.1 miles).

Metro-North Map | Commuting Times to Midtown Manhattan

