



HOULIHAN LAWRENCE
COMMERCIAL

14-20 Willett Avenue

Port Chester, NY 10573

Exclusively Represented By:

Jared Stone

Associate Broker

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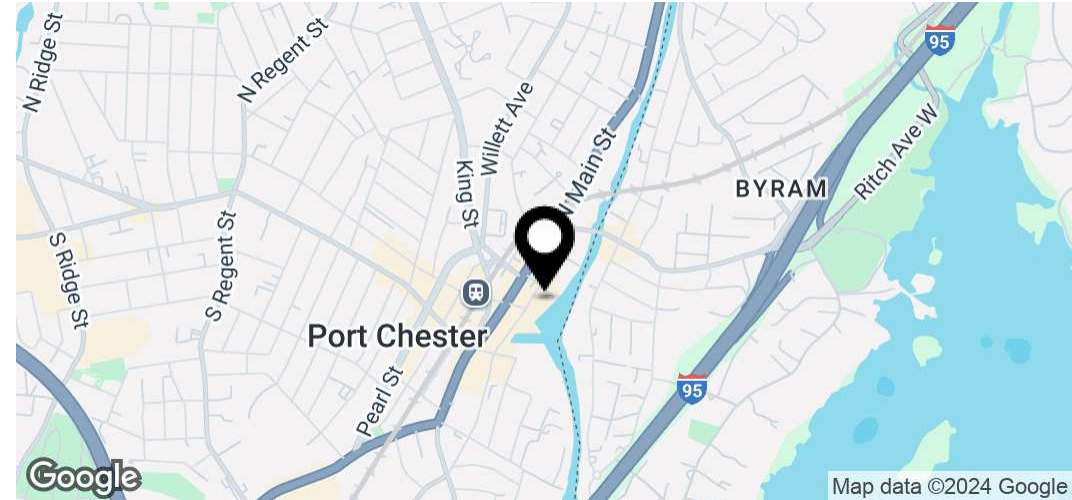
OFFICE SPACE FOR LEASE

14-20 Willett Avenue

Port Chester, NY 10573

FOR LEASE

Executive Summary



Offering Summary

Lease Rate	\$28.00 SF/yr
Lease Type	MG
RSF Available	1,792 - 2,768 SF
# of Floors	3

Property Overview

Houlihan Lawrence Commercial is pleased to exclusively represent stunning office spaces at 14-20 Willett Ave in downtown Port Chester, NY. These renovated offices feature a private office, conference room, kitchenette, and open bullpen area, making it ideal for collaboration and productivity. Located in a dynamic and rapidly developing neighborhood, the area is undergoing significant transformation, with over 2,500 new apartments in development, reflecting substantial investment and growth in the community. Notable tenants and neighbors include Felice (opening December 2024), Bar Taco, Colony Grill, B Social Events and many more. Additionally, it's conveniently near the Metro-North train station and a Bee-Line bus stop, ensuring excellent accessibility to New York City.

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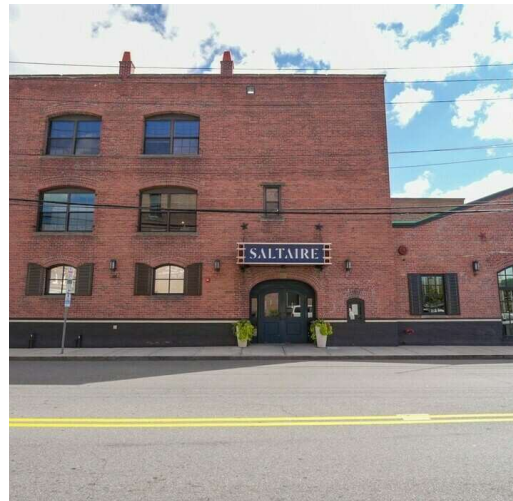
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Exterior Photos



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KLEIN
STONE
COMMERCIAL
AT HOULIHAN LAWRENCE



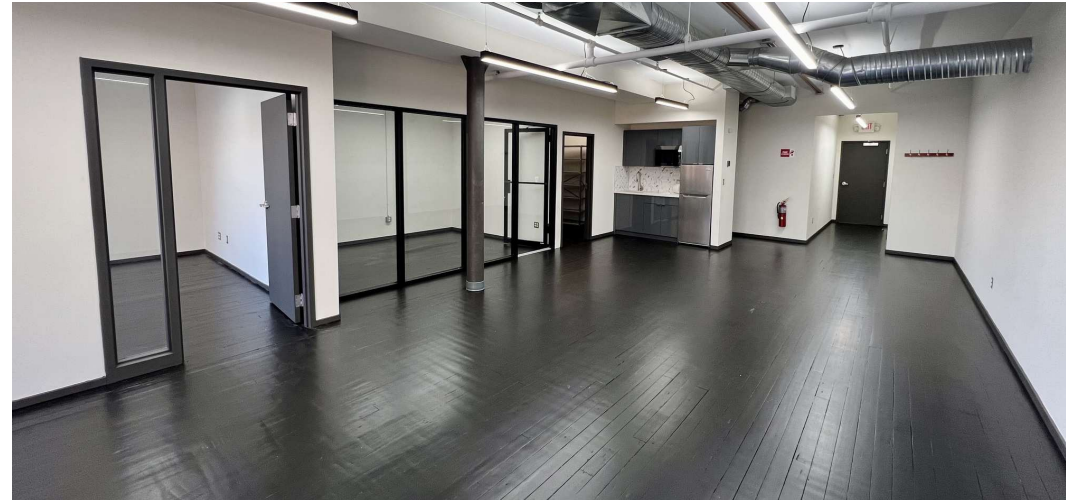
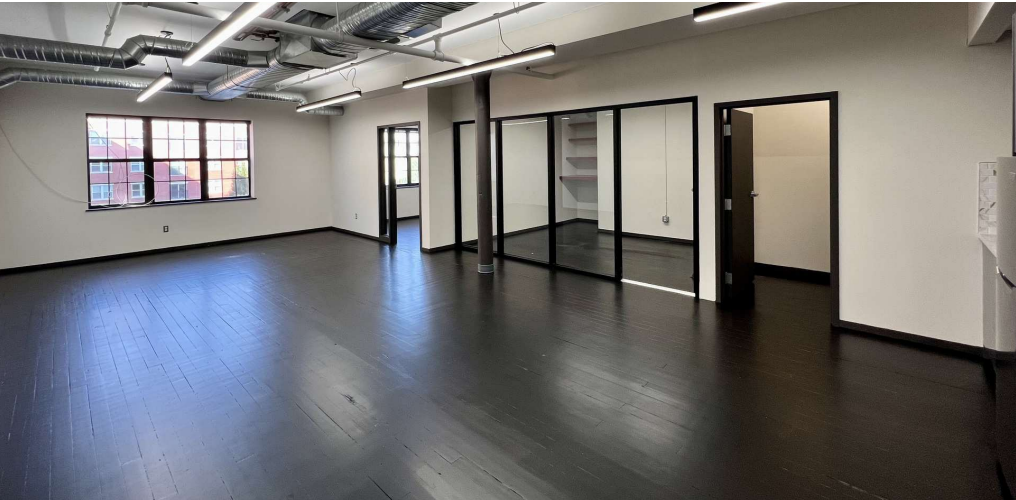
HOULIHAN LAWRENCE
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14-20 Willett Avenue

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FOR LEASE

Suite 301-A



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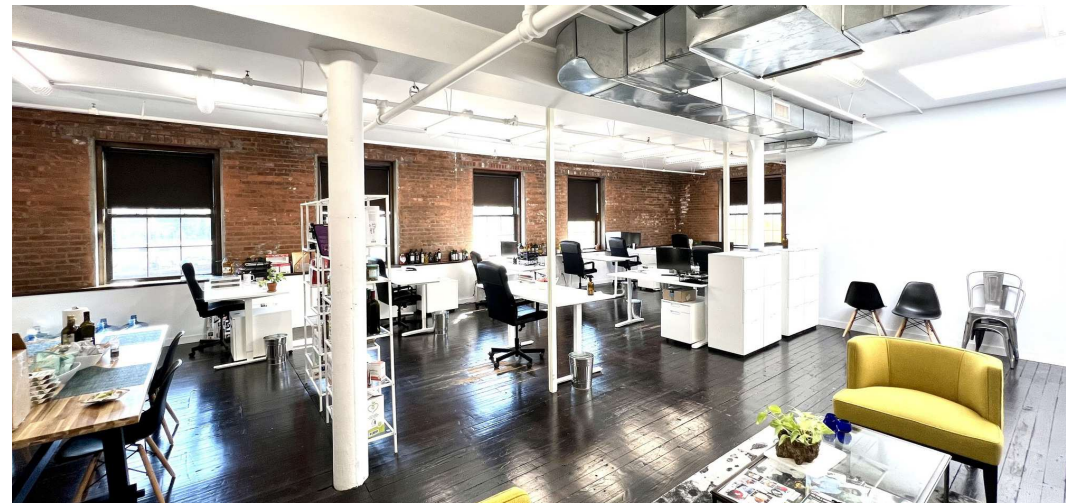
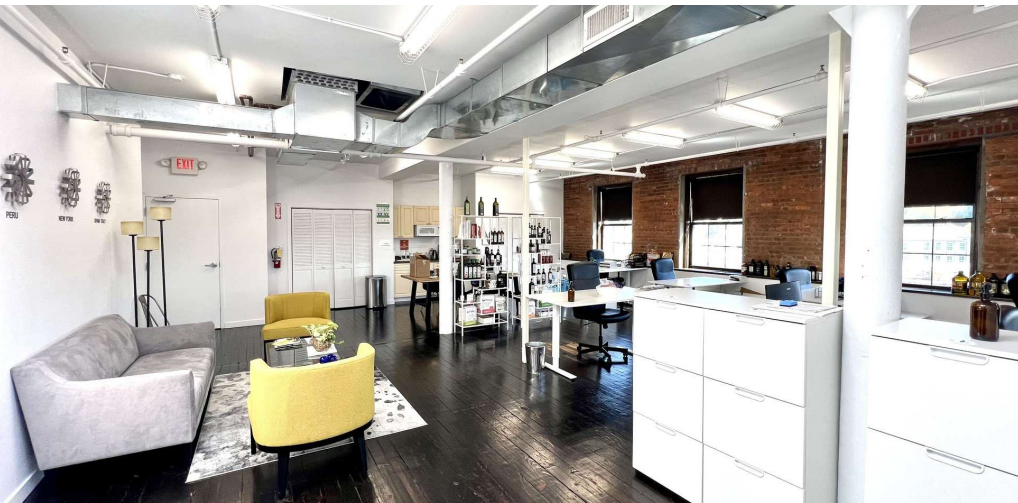
HOULIHAN LAWRENCE
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14-20 Willett Avenue

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Suite 301-C



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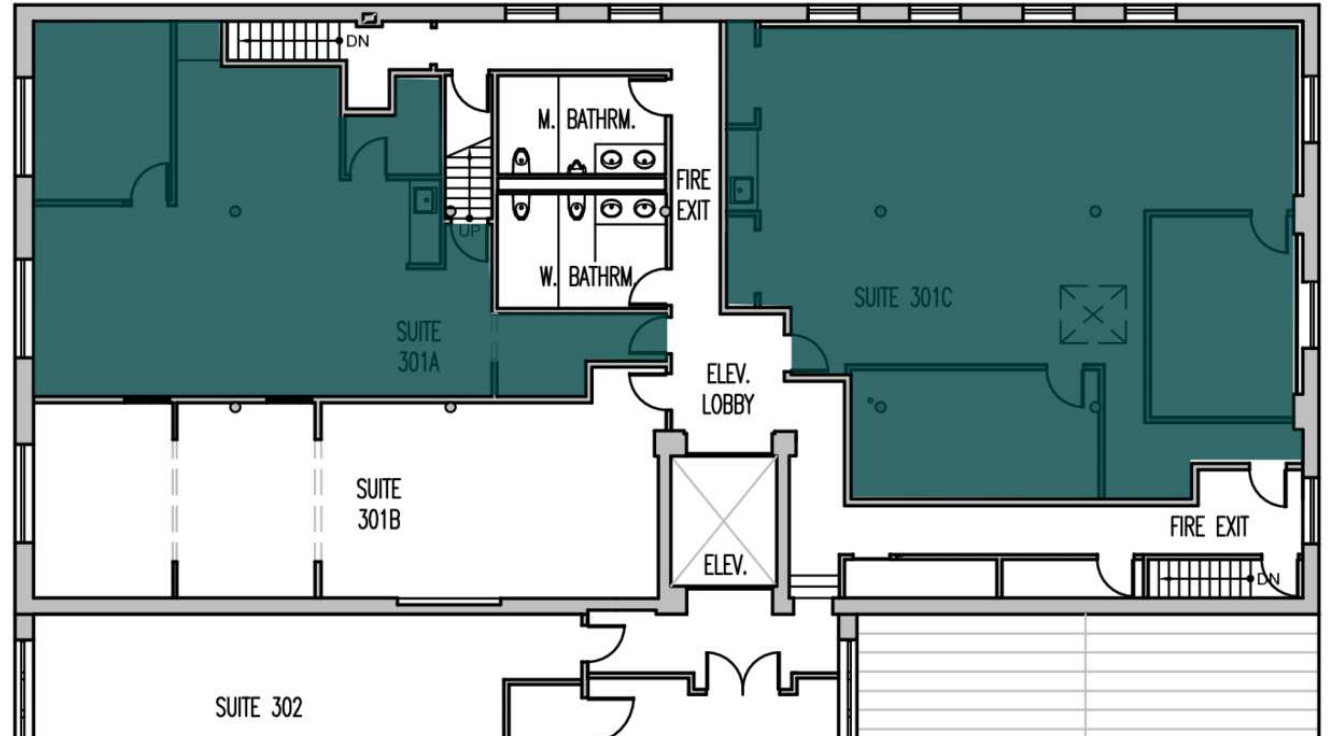
FOR LEASE

Plans

Legend

Available

↑
WILLETT AVE.



Available Spaces

Suite	Size	Type	Rate
Suite 301-A	1,792 SF	Modified Gross	\$28.00 SF/yr
Suite 301-C	2,768 SF	Modified Gross	\$28.00 SF/yr

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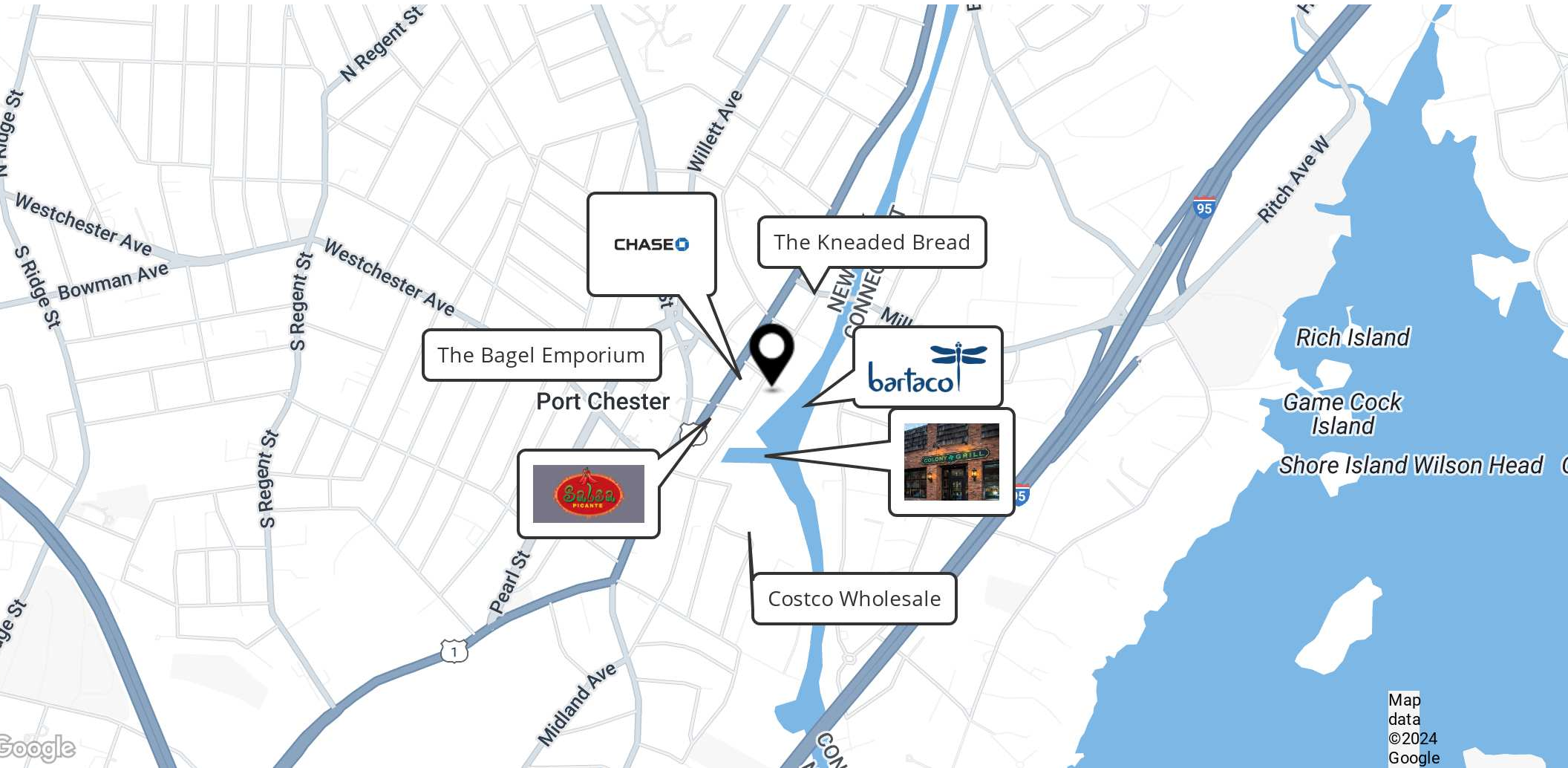
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Retailer Map



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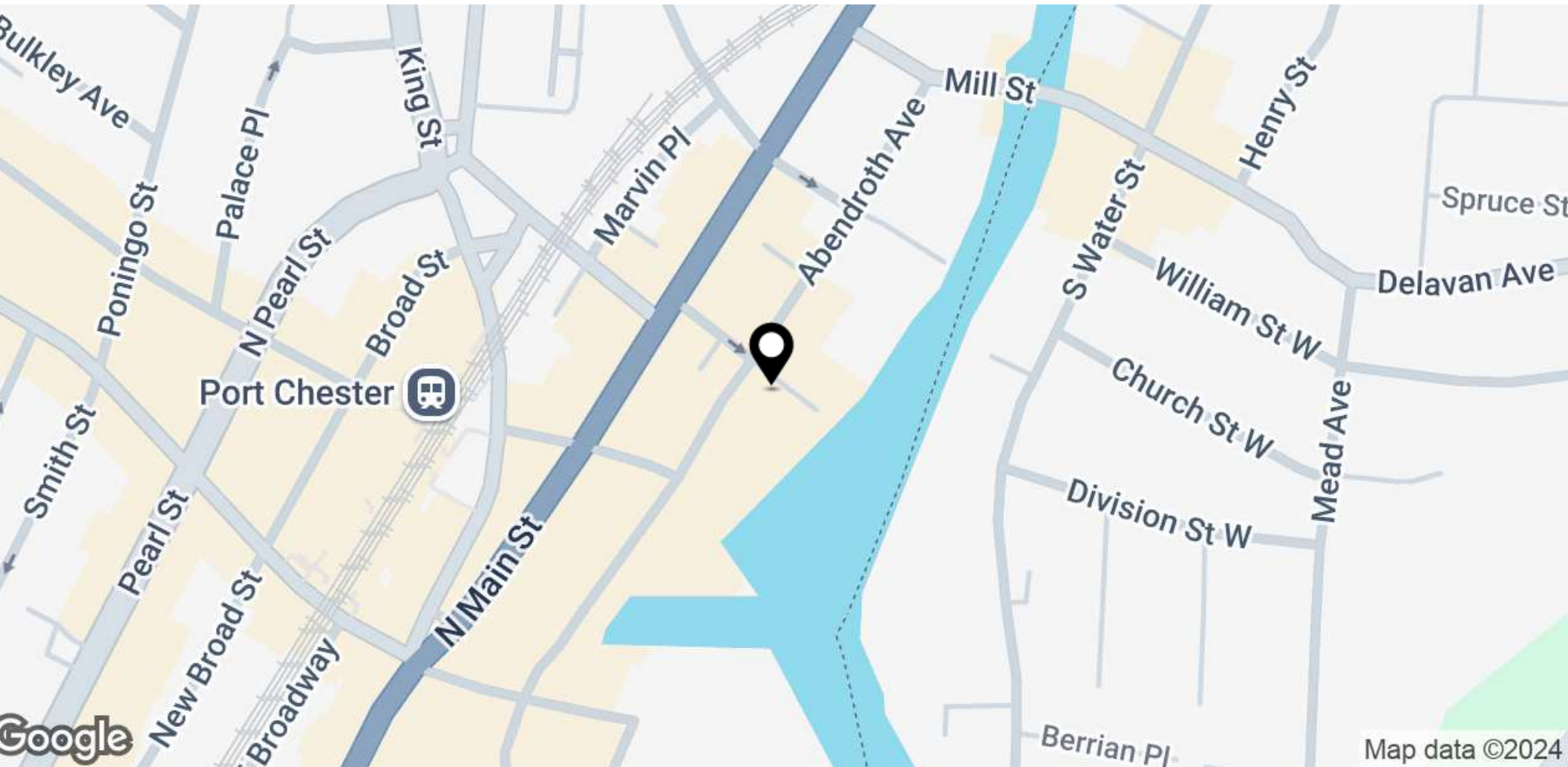
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Location Map



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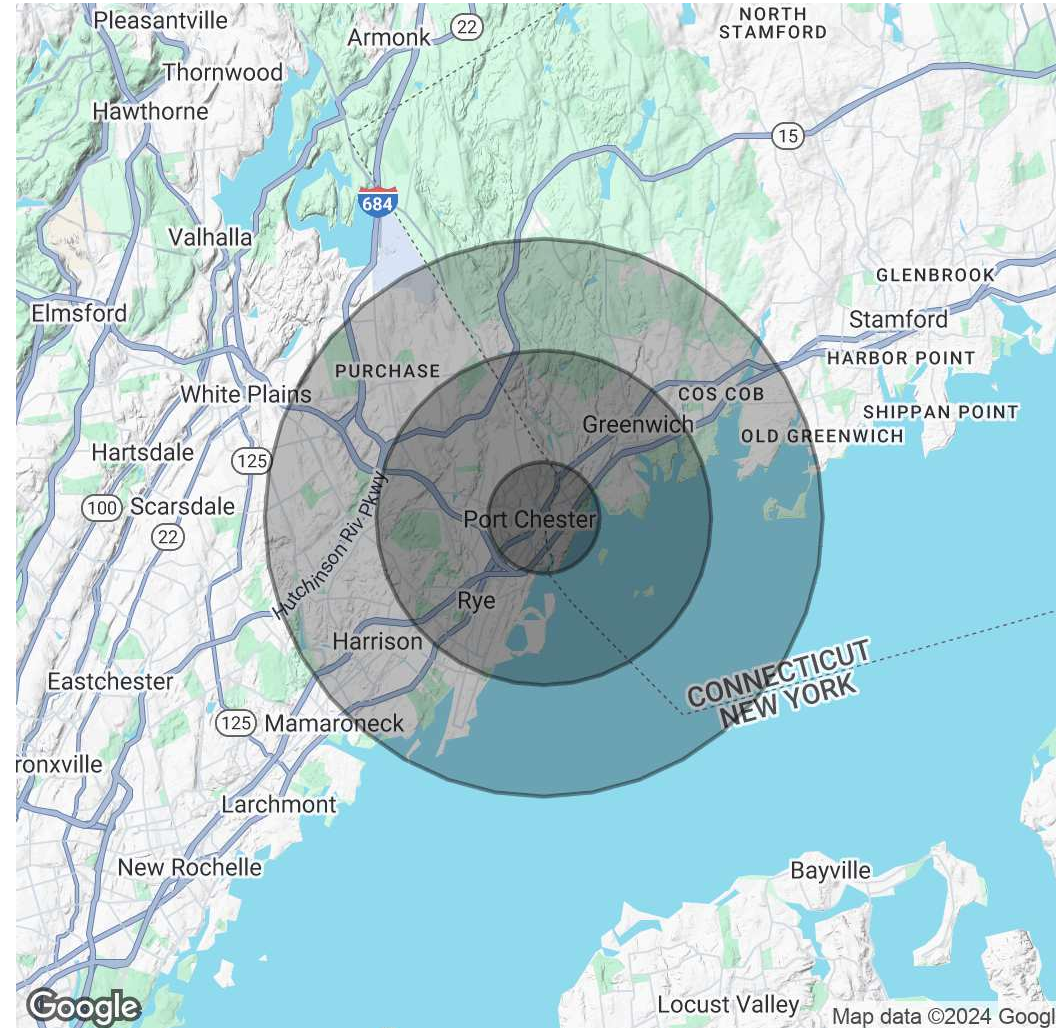
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	34,317	75,792	133,098
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	11,701	27,173	46,193
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$134,243	\$194,972	\$222,471
Average House Value	\$723,675	\$1,056,117	\$1,185,029

Demographics data derived from AlphaMap



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