

Dobbs Ferry | New York
20 Beacon Hill Drive

Why Standalone Medical Space Matters



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FOR LEASE: **\$28 PSF MG**

An exceptional 1,800 SF second-floor medical office suite located in a freestanding professional building in one of Westchester County's most desirable river towns. The space will be move-in ready for medical use and thoughtfully configured for a physician or specialty practice, with flexibility for alternative professional office users.





Ideal for:

Primary care, specialty medicine, dental, therapy, wellness, diagnostics, or boutique/niche medical practices. The layout also lends itself well to non-medical professional office users seeking a bright, efficient, and highly accessible workspace.

Suite Highlights

- Approx. 1,800 SF with an efficient, clinical layout
- Welcoming waiting room and large reception area
- Five (5) examination / treatment rooms, three (3) with sinks/water sources
- Wide, long central hallway with excellent circulation
- Bright rooms with strong natural light
- Located on the second floor with elevator access
- Other building tenants are medical professionals, creating a synergistic environment





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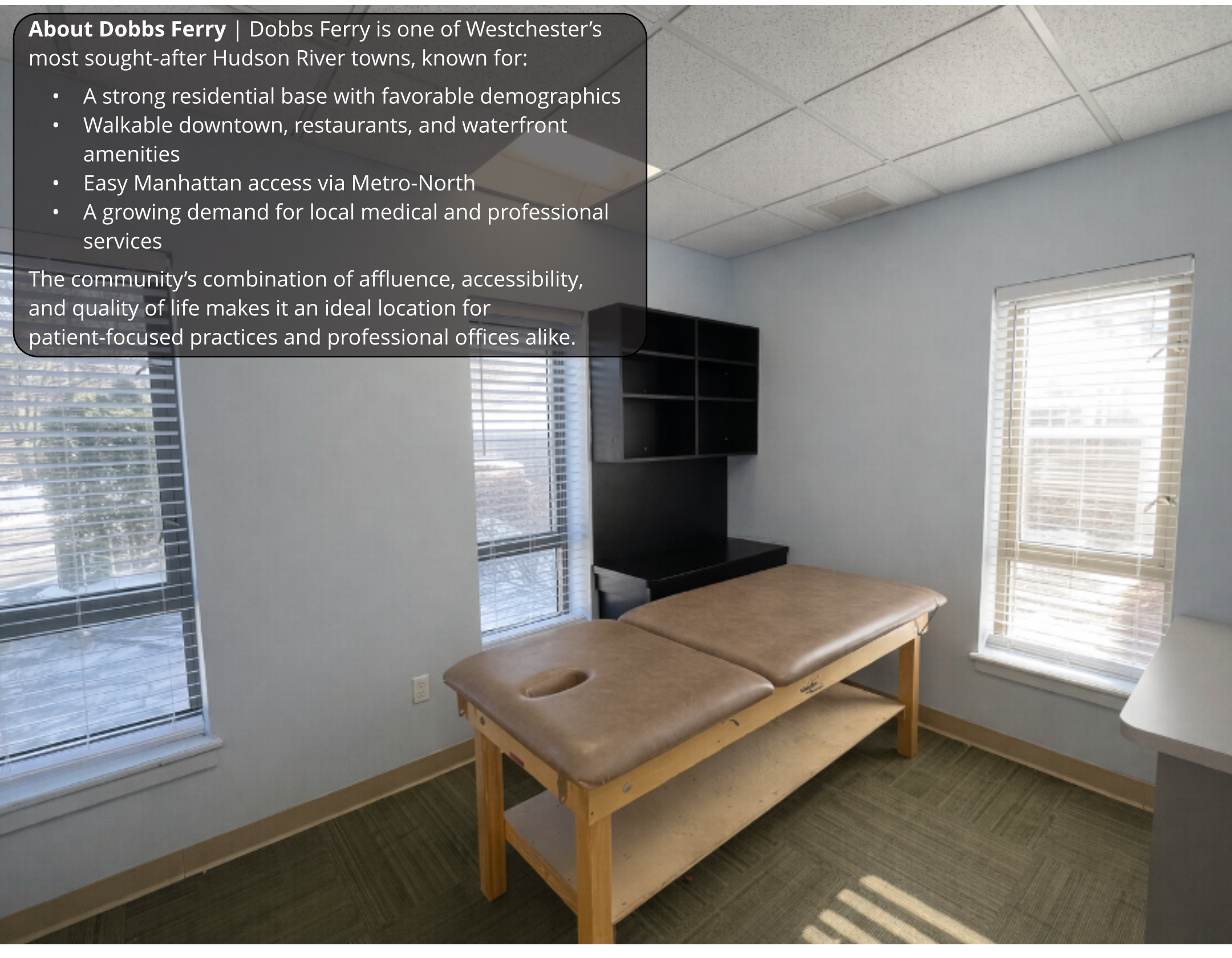
With healthcare delivery increasingly shifting toward outpatient, neighborhood-based care, standalone and professional medical buildings like this are in high demand. This property offers:

- Ease of access without hospital congestion
- Dedicated parking (a rarity in many downtown settings)
- A professional medical environment without the inefficiencies of mixed-use retail buildings
- Long-term adaptability for evolving healthcare models

About Dobbs Ferry | Dobbs Ferry is one of Westchester's most sought-after Hudson River towns, known for:

- A strong residential base with favorable demographics
- Walkable downtown, restaurants, and waterfront amenities
- Easy Manhattan access via Metro-North
- A growing demand for local medical and professional services

The community's combination of affluence, accessibility, and quality of life makes it an ideal location for patient-focused practices and professional offices alike.





Parking & Accessibility

1. On-site parking (approx. 17 total spaces)
2. Dedicated patient/visitor parking including handicap-accessible spaces
3. Easy access for patients, staff, and deliveries
4. Elevator-served building ensures full ADA usability



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