

FOR LEASE

# 444 East Boston Post Rd, Mamaroneck, NY

MOVE-IN READY PROFESSIONAL OFFICE SPACE IN THE HEART OF MAMARONECK



PRESENTED BY

**DARREN GORDON**

*Real Estate Salesperson*

Commercial

M 917.596.4789

DarrenGordon@houlihanlawrence.com



**HOULIHAN LAWRENCE**  
COMMERCIAL



The Mamaroneck Professional Building at 444 East Boston Post Road offers a rare opportunity to lease boutique professional office space in one of Westchester County's most established medical and professional corridors. This well-maintained, two-story, 12,075 SF multi-tenant building is currently 95.9% leased and is undergoing thoughtful modernization, including interior upgrades and exterior refresh. With an established tenant roster of medical, wellness, and professional service providers, 444 E Boston Post Rd offers immediate credibility and built-in foot traffic for incoming tenants.

Two suites are now available — each suited to a different type of professional user.



- Full ADA-accessible entry and common areas
- On-site surface parking for tenants and patients/clients
- Extended building hours: 6:30 AM – 9:30 PM, daily
- Prominent signage opportunities available
- Directly across from the Mamaroneck Diner
- Established medical & wellness tenant mix (physical therapy, dental, professional services)
- Currently undergoing interior and exterior modernization



**SUITE 209 - TURNKEY DENTAL / MEDICAL**  
**FULLY FURNISHED & OPERATIONAL - 500 SF**

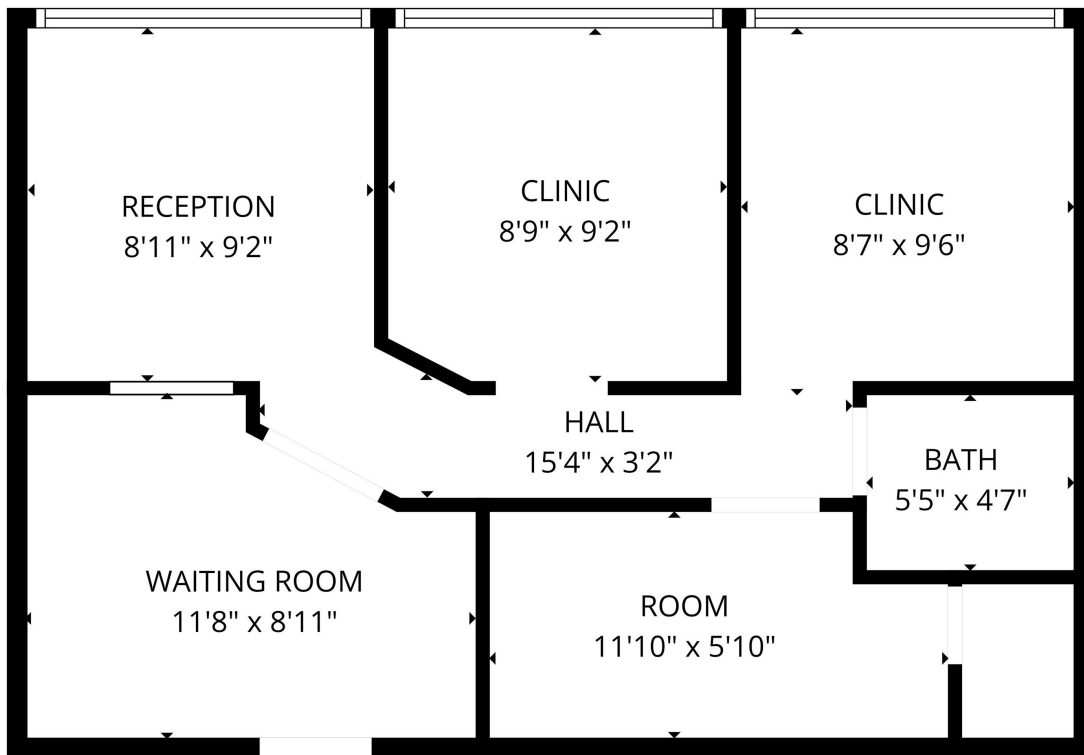
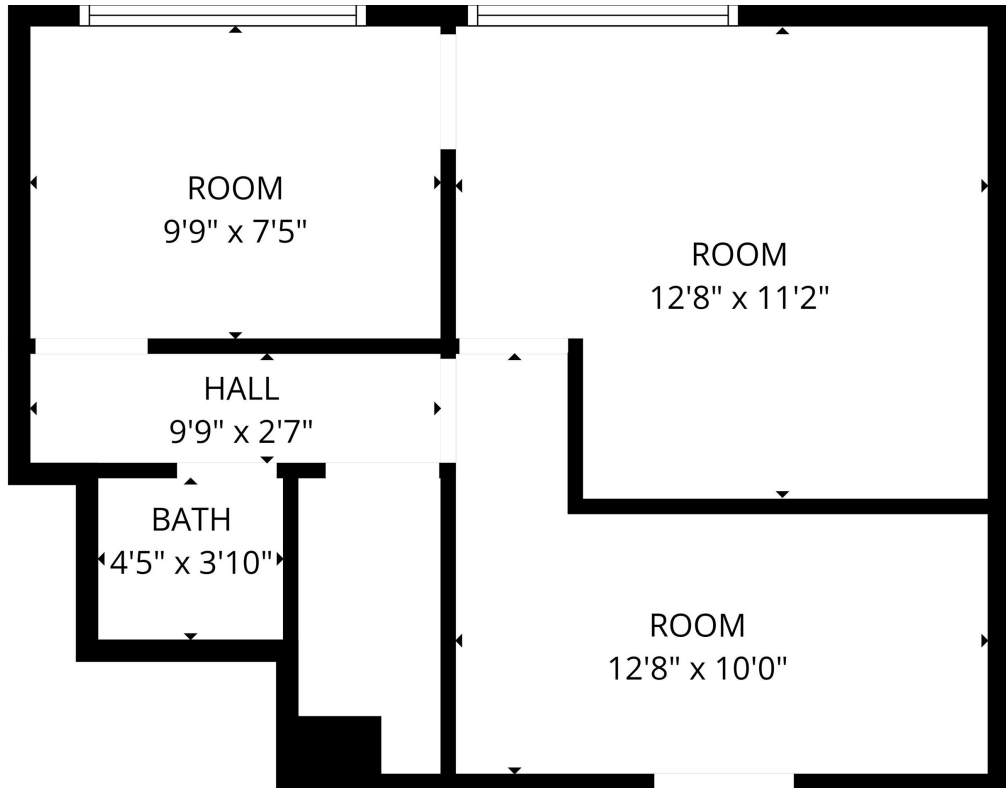


**HOULIHAN LAWRENCE**  
COMMERCIAL



- Two (2) fully equipped operatories with hand sinks and built-in cabinetry
- All dental equipment included: operator chairs, x-ray, compressor, and suction
- Spacious patient reception and waiting area
- Large reception/front desk station accommodating two staff members
- Dedicated lab area with additional sink
- Private interior restroom
- Furniture and fixtures included
- Abundant natural light from oversized windows
- **500 SF | Modified Gross + Tenant Electric | Negotiable Term**





# SUITE 211 - BRIGHT, FLEXIBLE PROFESSIONAL OFFICE

400 SF

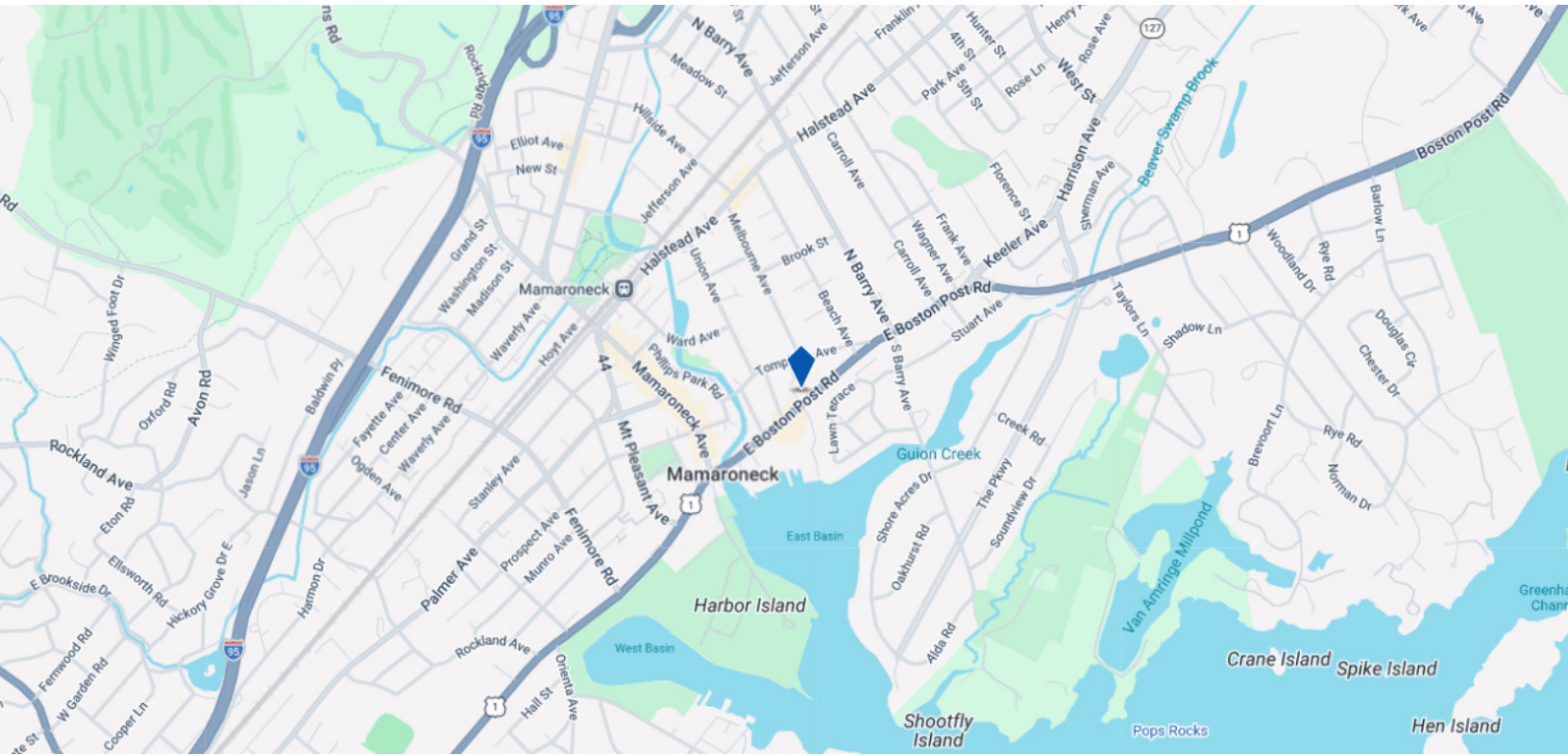


HOULIHAN LAWRENCE  
COMMERCIAL



- Three (3) separate private rooms for offices, exam, or treatment use
- Private in-suite restroom
- Sun-drenched offices with abundant natural light
- Flexible configuration for professional use
- Move-in ready
- 400 SF | \$28.80/SF + Tenant Electric | Negotiable Term





## Transportation

Transit/Subway		
Eastchester-Dyre Ave	13 min drive	7.3 mi
Baychester Avenue	13 min drive	7.9 mi
Wakefield-241 Street	14 min drive	8.5 mi
Nereid Avenue	15 min drive	8.9 mi
233 Street	16 min drive	9.3 mi
Commuter Rail		
Mamaroneck Station	10 min walk	0.7 mi
Harrison Station	4 min drive	2.0 mi
Larchmont Station	5 min drive	2.5 mi
Rye Station	6 min drive	3.8 mi
New Rochelle Station	7 min drive	4.1 mi
Airport		
Westchester County	19 min drive	11.6 mi
LaGuardia	32 min drive	18.7 mi

Positioned on Boston Post Road (Route 1), one of Westchester's most heavily trafficked retail and professional corridors, the building benefits from outstanding visibility and convenient access to I-95 and the Hutchinson River Parkway.

REAR - PARKING



HOULIHAN LAWRENCE  
COMMERCIAL

