

1010

N BROADWAY
YONKERS, NY

3,845 RSF & 2,292 RSF
NEWLY RENOVATED MEDICAL OFFICE
EXCELLENT VISIBILITY, ACCESSIBILITY & PARKING



Contact Exclusive Listing Agent:

Jillian Reiner

jreiner@rmfriedland.com | 914.968.8500 ext.343

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

1010
N BROADWAY
YONKERS, NY

BUILDING INFORMATION

3,845 RSF & 2,292 RSF

EXCELLENT VISIBILITY, ACCESSIBILITY & PARKING
60 SURFACE SPOTS, ENSURING CONVENIENT ACCESS FOR STAFF AND PATIENTS

Recently renovated, the facility provides approximately 12,455 RSF of modernized medical space. With 60 parking spaces available, convenient access is ensured for both staff and patients. Prominent pylon signage and easily navigable building directories enhance visibility along North Broadway. The fully accessible facilities cater to visitors of all abilities. Conveniently positioned near major highways and public transportation hubs, including Executive Boulevard and North Broadway, it offers seamless access to Saw Mill River Parkway. Additionally, its proximity to various amenities such as restaurants, shops, and healthcare facilities caters to the needs of both tenants and patients.

Contact Exclusive Listing Agent:

Jillian Reiner

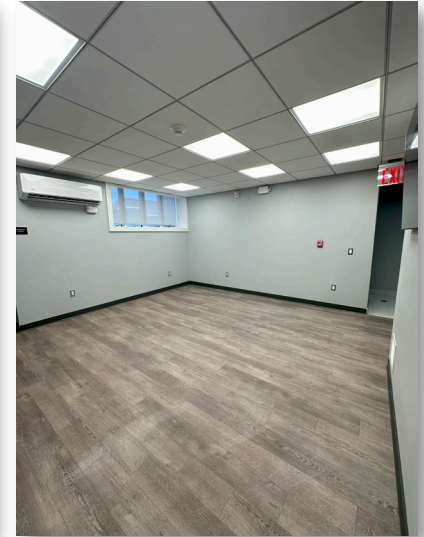
jreiner@rmfriedland.com | 914.968.8500 ext.343

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

1010
N BROADWAY
YONKERS, NY

2,292 RSF LOWER LEVEL



Contact Exclusive Listing Agent:

Jillian Reiner

jreiner@rmfriedland.com | 914.968.8500 ext.343

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

1010
N BROADWAY
YONKERS, NY

2,292 RSF LOWER LEVEL FLOOR PLAN



ALL EXAM ROOMS HAVE A WASH AREA

LOWER LEVEL
2,292 RSF

Contact Exclusive Listing Agent:

Jillian Reiner

jreiner@rmfriedland.com | 914.968.8500 ext.343

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

1010
N BROADWAY
YONKERS, NY

3,845 RSF SECOND FLOOR



Contact Exclusive Listing Agent:

Jillian Reiner

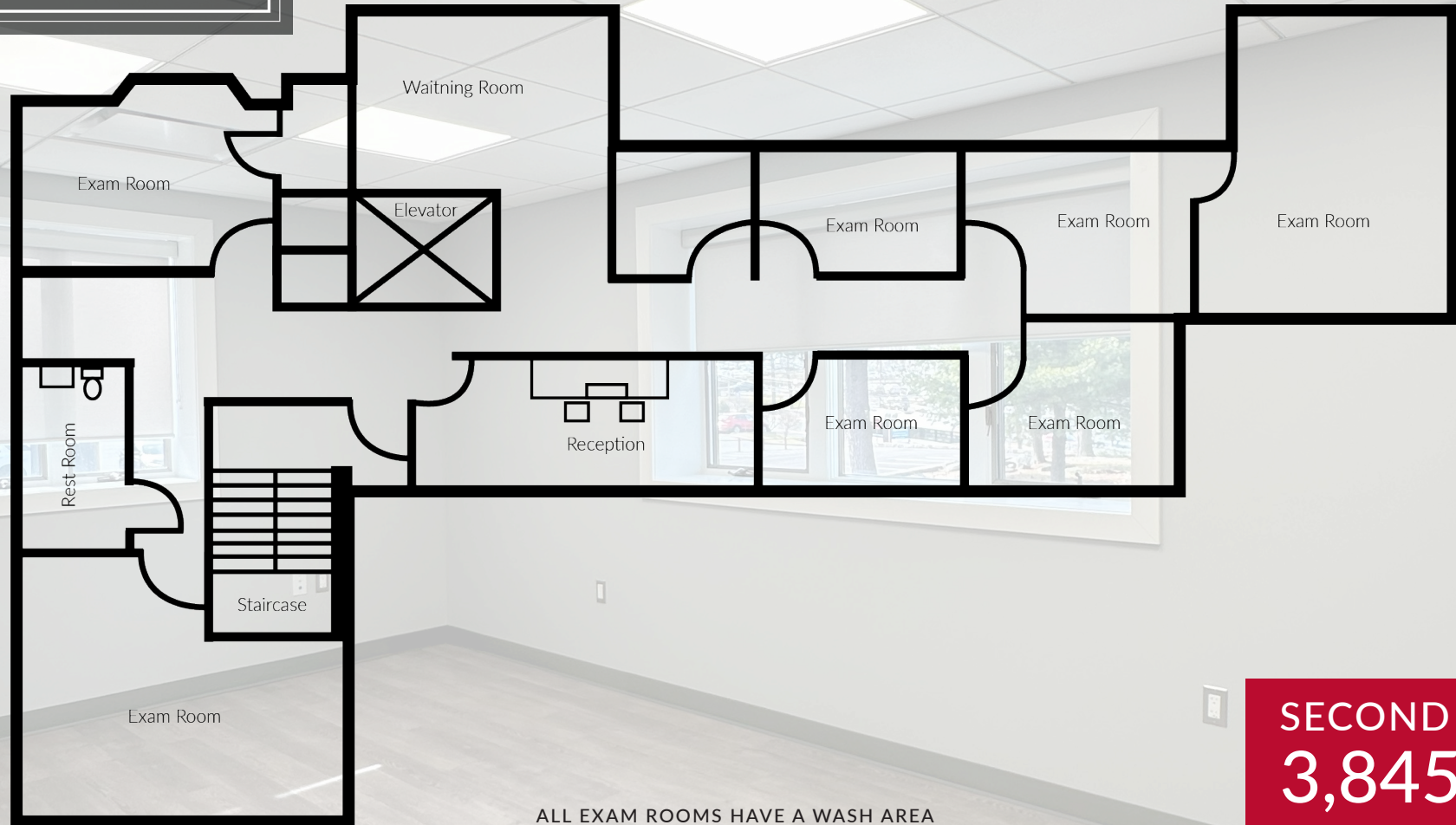
jreiner@rmfriedland.com | 914.968.8500 ext.343

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

1010
N BROADWAY
YONKERS, NY

3,845 RSF SECOND FLOOR PLAN



SECOND FLOOR
3,845 RSF

Contact Exclusive Listing Agent:

Jillian Reiner

jreiner@rmfriedland.com | 914.968.8500 ext.343

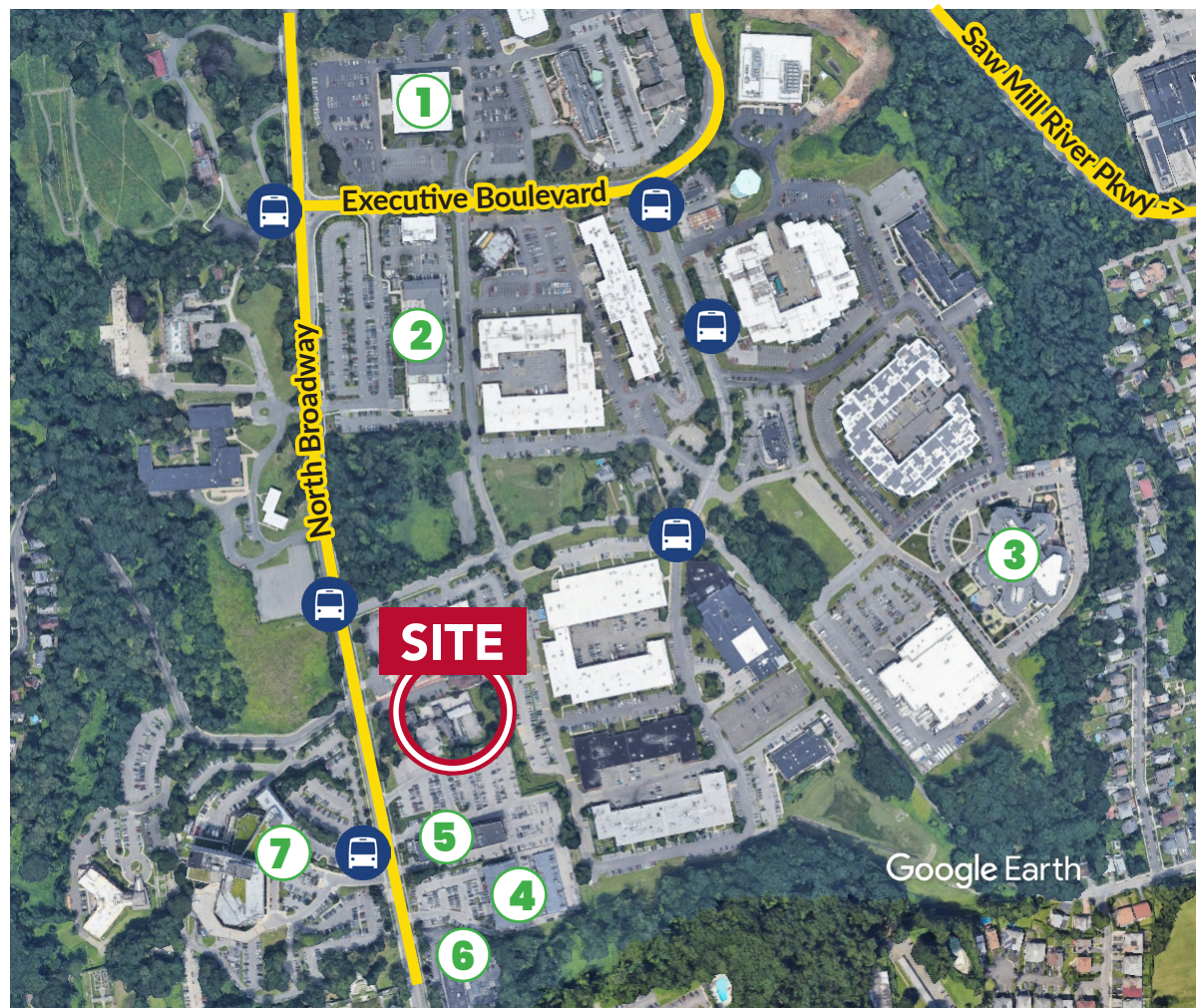
RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

1010
N BROADWAY
YONKERS, NY

LOCATION

- 1** One Executive Boulevard
Medical Office Building
- 2** 1086 North Broadway
Boyce Thompson Center - Westmed
- 3** 300 Corporate Blvd South
Elizabeth Seton Children's Center
- 4** 970 South Broadway
Riverhill Professional Pavilion
- 5** 984 North Broadway
Medical Office Building
- 6** 944 South Broadway
Northwest Medical Center
- 7** 1088 North Broadway
St. John's Riverside Hospital



Contact Exclusive Listing Agent:

Jillian Reiner

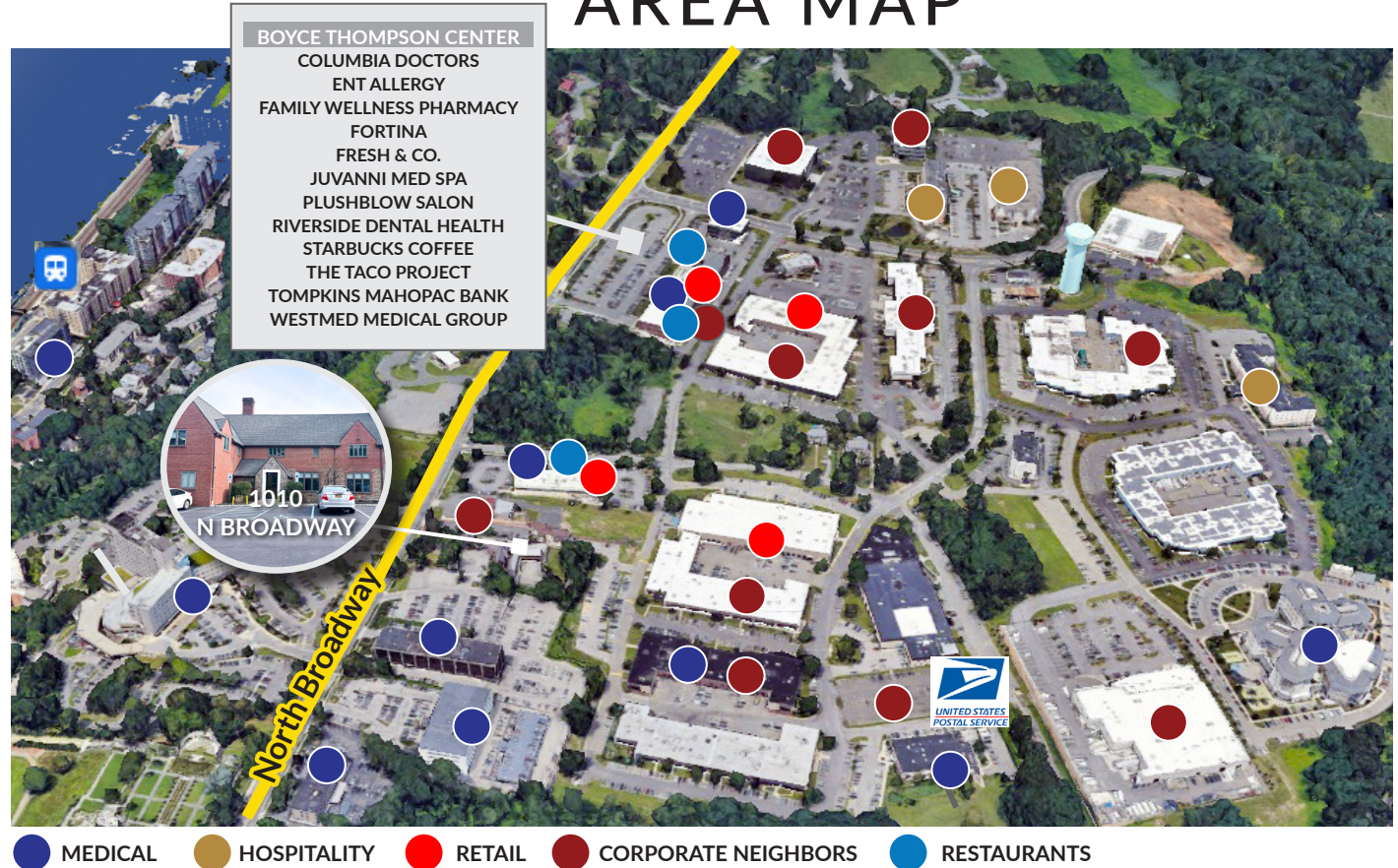
jreiner@rmfriedland.com | 914.968.8500 ext.343

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

1010
N BROADWAY
YONKERS, NY

AREA MAP



Extremely convenient to major highways and transportation



1 mile away



2 miles away



0.9 miles to Metro-North
Greystone Station



3 min walk to
002/006/009 Buses

DEMOGRAPHICS

Population	14,610	139,966	410,054
Number of HouseHolds	6,079	54,123	157,514
Average HH Income	\$161,268	\$141,103	\$175,553
Daytime Population	13,257	91,031	259,158
Annual HH Expenditure	\$605.37 M	\$4.86 B	\$17 B
Annual Health Care Expenditure	\$48.65 M	\$389.16 M	\$1.35 B

Contact Exclusive Listing Agent:

Jillian Reiner

jreiner@rmfriedland.com | 914.968.8500 ext.343

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.