



**Fishkill, New York**

**Vassar Brothers Medical Mall  
at Westage**

**PROJECT UPDATE  
Fall/Winter 2009**

- Construction to start 4th Quarter 2009
- Now programming medical office interiors
- 34% of office space committed
- Exploring Green Building Solutions
- Modernizing Energy Management System

**GROUND BREAKING  
2009!**



- Premier medical arts facility in the region
- Custom Designed Class "A" medical office space
- 485B Tax Abatement for Medical Offices
- Easy access from Route 9 and Interstate 84
- Walk to restaurants, shopping & hotels
- Experienced Real Estate Developer
- Medical Office Buildings Manager

**Phase I  
100%  
Occupied**

**Phase II  
Now Leasing  
25,000 sf**

*www.Westage.com*



Real Estate Development  
& Property Management

**SITE:** **Vassar Brothers Medical Mall at Westage**

**STATUS:** **Phase II - Now Leasing!\***

1st Floor - 8,327 rsf

2nd Floor - 8,103 rsf

3rd Floor - 7,583 rsf

*\*All measurements are subject to revisions*

**ADDRESS:** 200 Westage Business Center Drive  
Fishkill, New York 12524  
*Adjacent to I-84 & Route 9*

**MEDICAL PRACTICES/SERVICES:**

**Vassar Brothers Medical Center:**

Imaging Center ■ Radiation Oncology Center ■ Vassar Physical Therapy  
Center for Sleep Medicine ■ Fishkill Ambulatory Surgery Center  
Speech-Language Pathology Services ■ Reproductive Medicine Associates

**Additional Practices:**

University Orthopaedics ■ Aesthetic & Reconstructive Plastic Surgery  
Optical Fashions ■ ENT & Allergy Associates ■ The Heart Center  
e-River Neurology ■ New York Neurosurgical & Spine ■ County Dental  
Pediatric Urology Associates ■ Women's Incontinence Center  
LabCorp ■ Craig Austin MD Dermatology ■ Hudson Valley Eye Surgeons  
Sobel, Marmor & Fisher, DDS ■ Mount Kisco Medical Group  
Tri-State Bariatric

**Professional Specialties:**

Brown Investment Advisory Trust ■ Health Quest Business Office  
The Ettinger Law Firm ■ Westage Companies Headquarters

**AMMENITIES:**

Security Desk, Staffed 6am –10pm w/CCTV ■ Card Access System for Employees  
Intercom System for After Hours Guests ■ Access from 3 entrances ■ 4 Elevators  
Fibre Optic Service / Satellite / DSL ■ Handicap Accessible Loading ■ Dock / Leveler  
Smoke Haus Grab & Go Deli ■ Vending ■ Convenient Parking