

**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](mailto:jreiner@rmfriedland.com) | 914.968.8500 ext.343

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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# 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.

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# 2,292 RSF LOWER LEVEL



BUILDING COMMON AREA



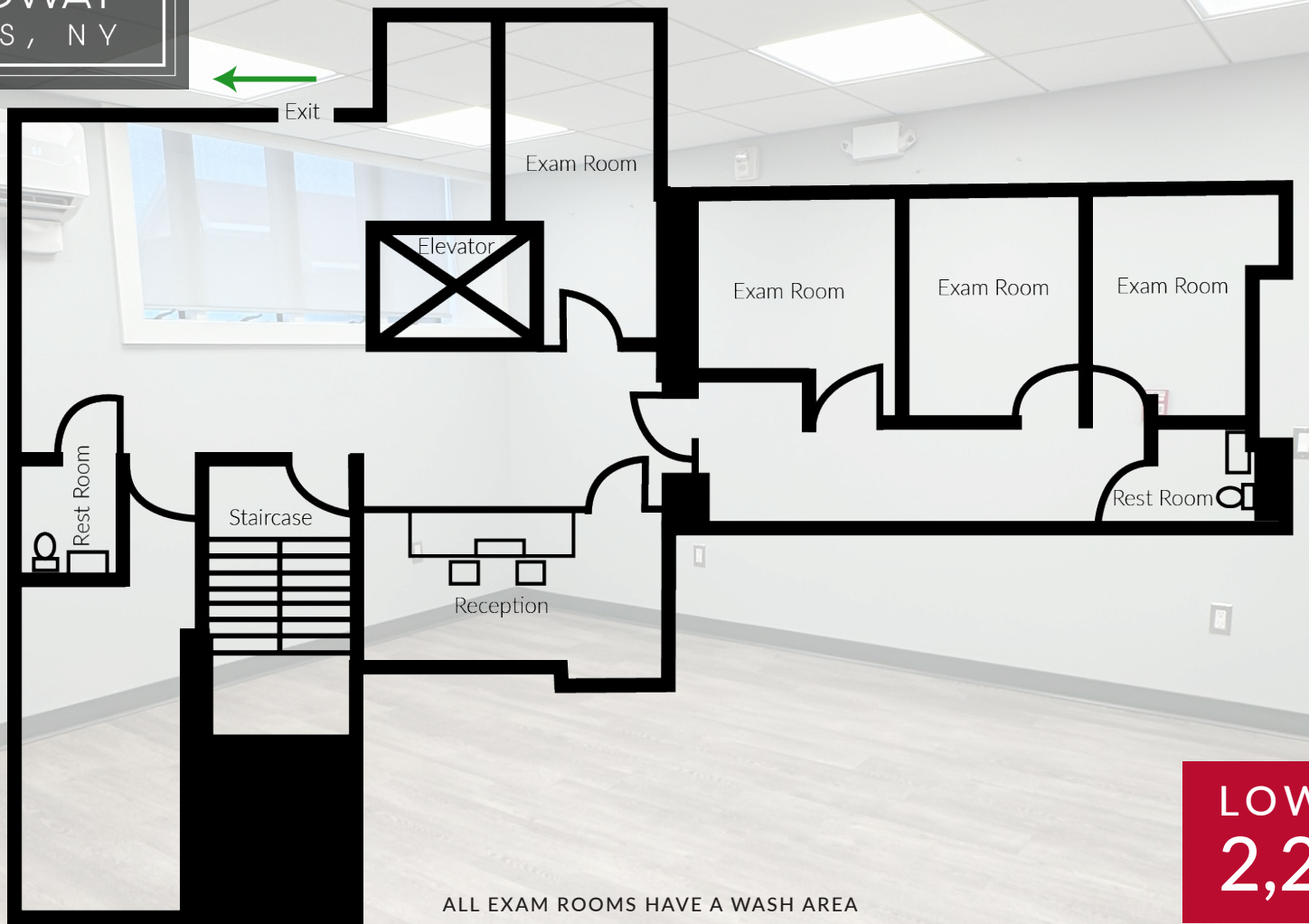
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# 2,292 RSF LOWER LEVEL FLOOR PLAN



ALL EXAM ROOMS HAVE A WASH AREA

**LOWER LEVEL**  
**2,292 RSF**

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# 3,845 RSF SECOND FLOOR



BUILDING COMMON AREA

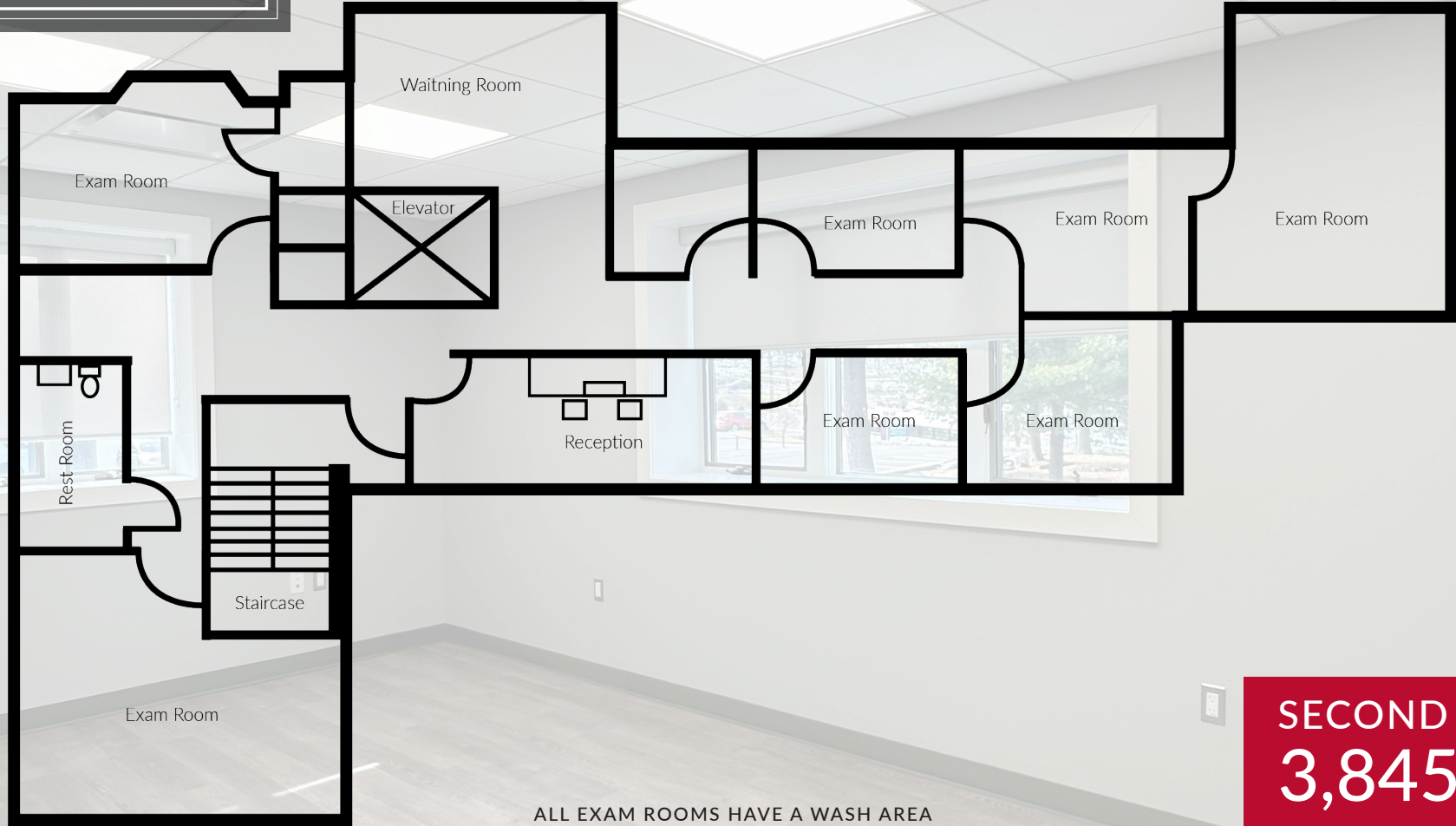


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# 3,845 RSF SECOND FLOOR PLAN



**SECOND FLOOR**  
**3,845 RSF**

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## LOCATION

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



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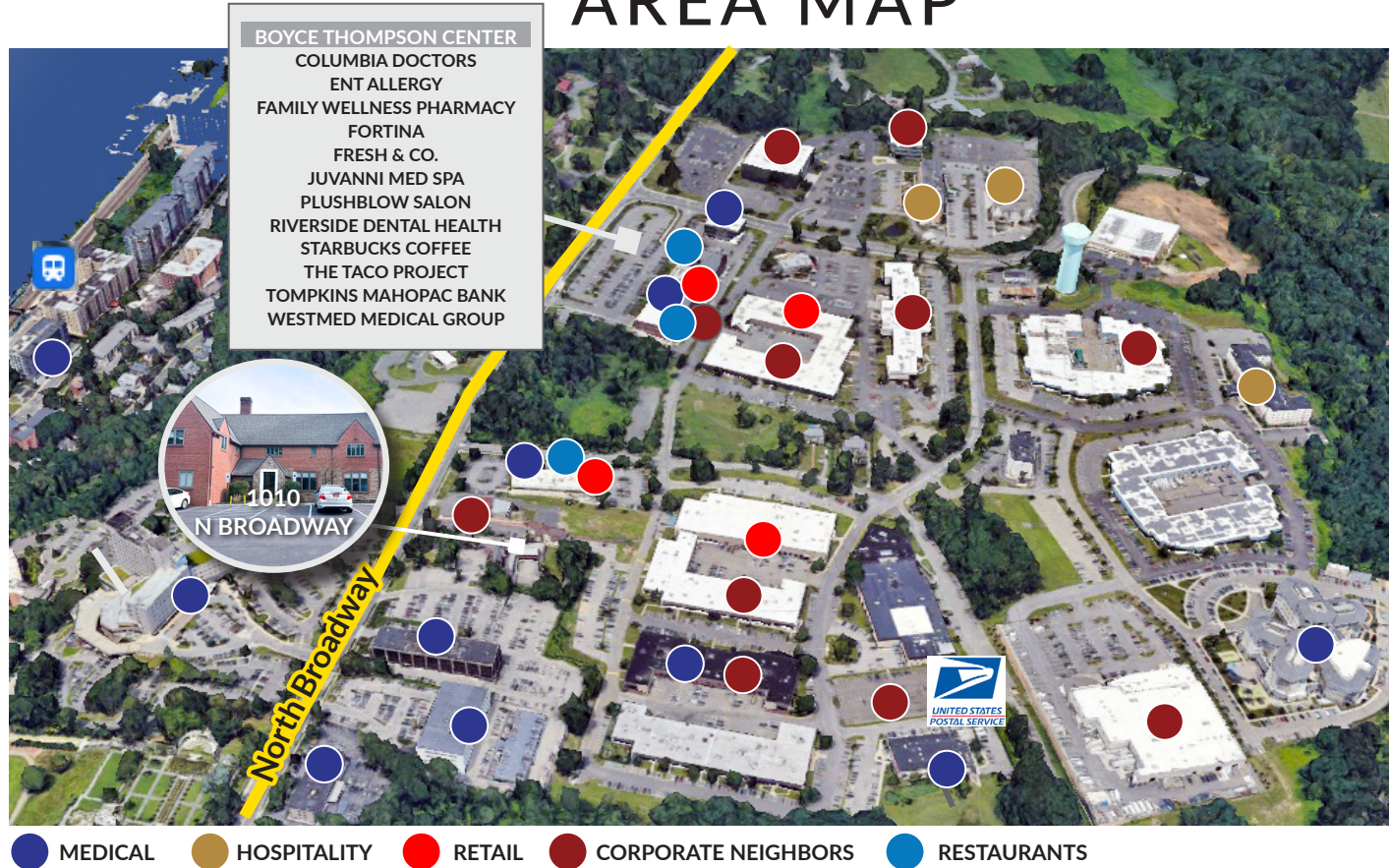
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# AREA MAP



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

|                                | 1 MILE     | 3 MILES    | 5 MILES   |
|--------------------------------|------------|------------|-----------|
| 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  |

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