



**350 Lexington Avenue**  
Mount Kisco, New York

**Property Features**

- » 8982 +/- SF Available on Main Level and 4625 SF on Lower Level
- » Can Be Divided
- » Parking for 100 Cars
- » Great Location for Retail, Medical & Personal Service
- » Daily Traffic Count 10,770 Cars

Demographics	3 Mile	5 Mile	10 Mile
» Population	24,659	61,090	231,077
» Avg HH Income	\$167,979	\$179,742	\$165,247

» Asking Rent - \$30.00 PSF NNN

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy there of and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

**Contact:**

**Exclusive Agent:**

**Pam Bren Goldschmidt**

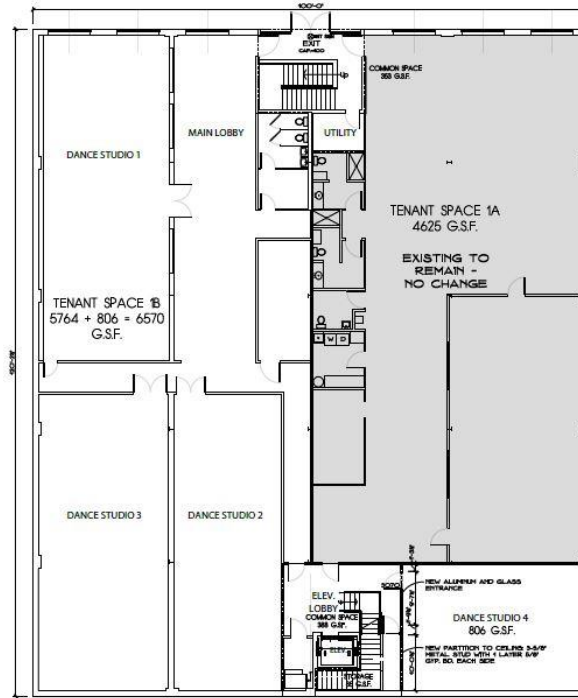
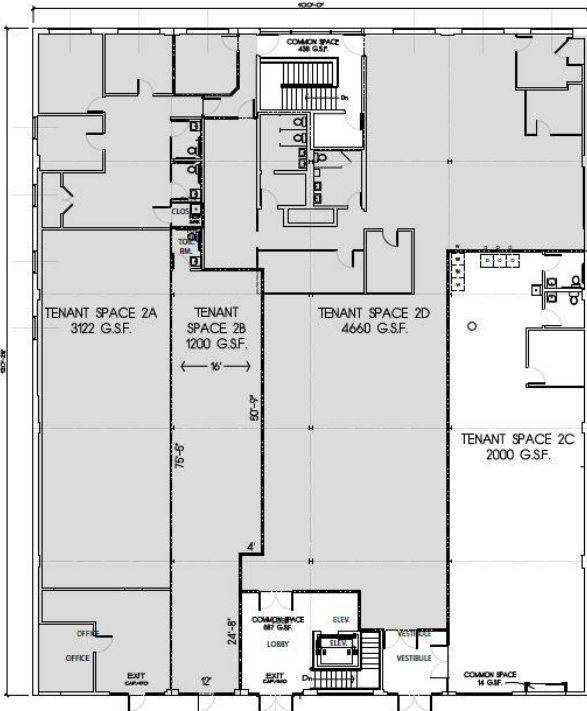
Phone: 914-723-1616

Email: [pam@ga-re.com](mailto:pam@ga-re.com)

# 350 Lexington Avenue



All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy there of and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.



**CODE REQUIREMENTS**

Use Group: Tenant Spaces - 1F (Business [Section 304.1])  
Construction Classification: Noncombustible Unprotected Type 2B (Table 601)

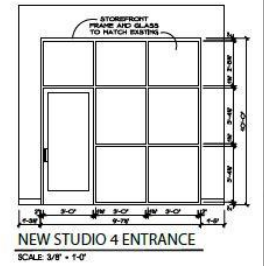
Maximum Allowed Heights and Areas: 3 stories, 0.500 a.f. = 20,000 a.f. area increase = 30.000 a.f. (Table 502, Section 502.2, 506.2, 506.3)  
Building Height and Floor Area: Average Height = 24'-10", 2 stories, Area:  
Tenant Space 1A - 4625 g.a.f., Tenant Space 1B - 6570 g.a.f., Tenant Space 2A - 3122 g.a.f., Tenant Space 2B - 1200 g.a.f., Tenant Space 2C - 2000 g.a.f., Tenant Space 2D - 4660 g.a.f., Total building 24,042 a.f.

Common Areas - 1841 a.f., Total building 34,042 a.f.

Required Fireprotective Ratings: Exterior Walls - 0 hr. east and west, 1 hr. north and south [Table 602], Interior Fire Separations - 0 hr. between tenants (non-separated uses [Section 509.3.2]), Nonbearing Partitions - 0 hr., Roof Structure - 0 hr.

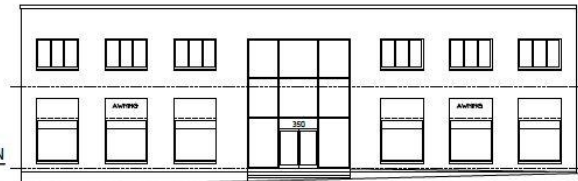
Occupancy Loads: Tenant Space 1A - 47 (Business), Tenant Space 1B - 65 (Business), Tenant Space 2A - 32 (Business), Tenant Space 2B - 45 (Business), Tenant Space 2C - 54 (Business), Tenant Space 2D - 45 (Business), Mercantile with storage area), Tenant Space 2C - 54 (Business), Minimum No. of Exits: All Tenant Spaces - 2, Travel Distance: Tenant Space 1A - 300' maximum > = 108' proposed, Tenant Space 1B - 300' maximum > = 47' proposed, Tenant Space 2A - 250' maximum > = 97' proposed, Tenant Space 2B - 300' maximum > = 117' proposed, Tenant Space 2C - 300' maximum > = 108' proposed [Table 1016.1].

Note: Drawings meet egress requirements of N.F.P.A. 101 Life Safety Code. Exit signs to be internally lit with emergency battery backup. Maintain existing emergency means of egress lighting. Check to have electrical work inspected and certified.



**LEGEND**

- PARTITION TO BE REMOVED
- EXISTING PARTITION
- PROPOSED PARTITION
- ⊙ WALL CONSTRUCTION TYPE
- ⊙ NEW DOOR NO.

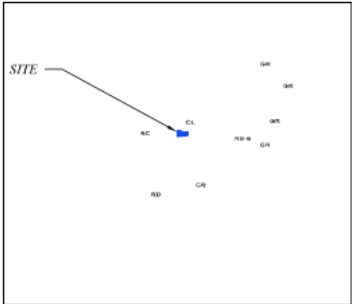
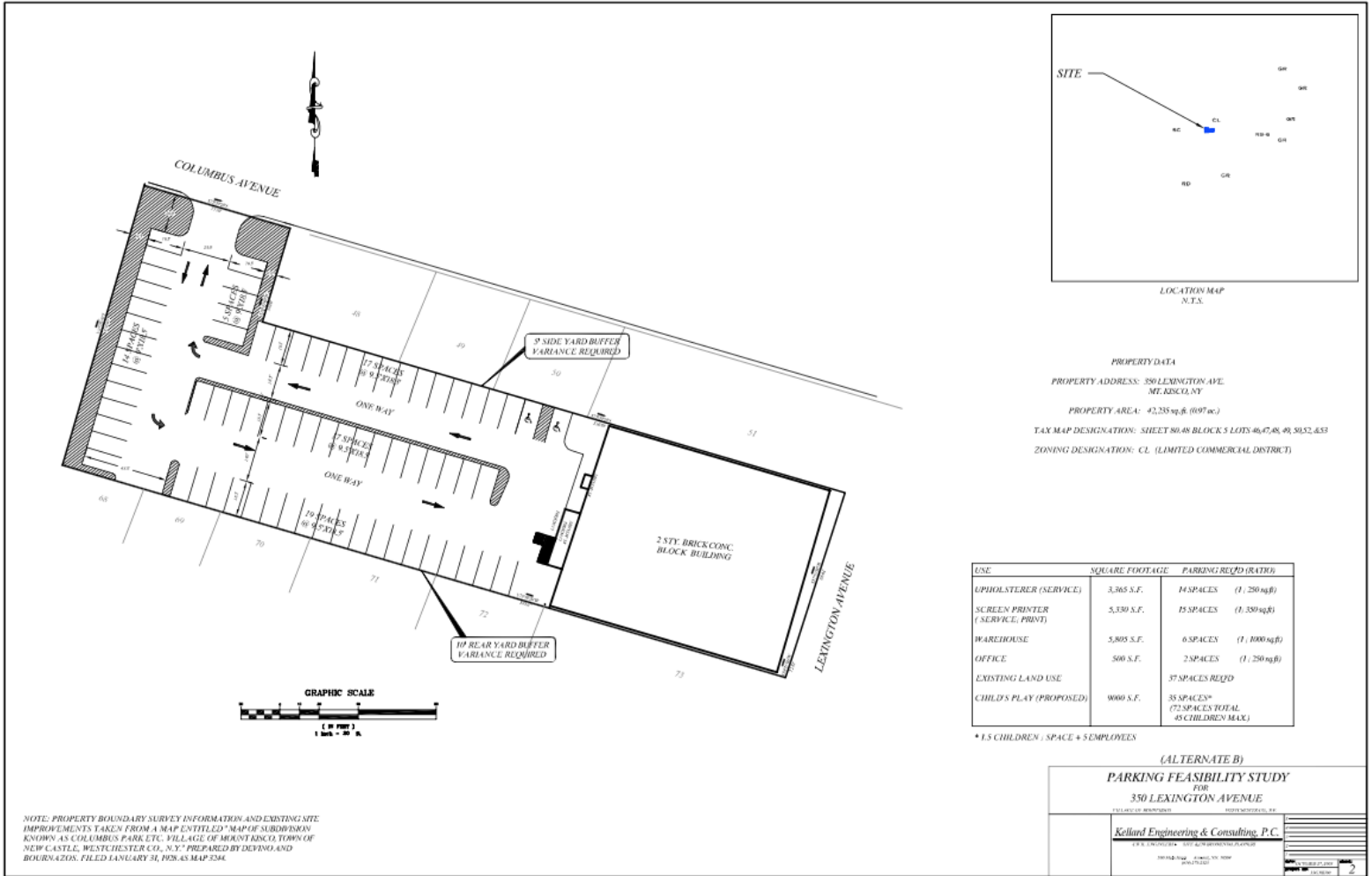


ALTERATION TO  
**Tenant Spaces**  
350 LEXINGTON AVENUE  
NEW YORK, NY 10017  
**NEW TENANT SPACE**  
SCALE 1/8" = 1'-0"  
DATE: 8/17/18  
REVISION: 1/22/18, 4/8/18

**Miliken Associates**  
ARCHITECTURAL PLANNING  
44 Top O Hill Road  
Wappingers Falls  
New York, NY 12590  
Tel: 845.463.3030  
Fax: 845.463.3210  
ARCHITECT@MILIKEN.COM

DRIVING  
DM **A1**

# 350 Lexington Avenue



LOCATION MAP  
N.T.A.

**PROPERTY DATA**  
 PROPERTY ADDRESS: 350 LEXINGTON AVE.  
 MT. KISCO, NY  
 PROPERTY AREA: 42,235 sq. ft. (0.97 ac.)  
 TAX MAP DESIGNATION: SHEET 80.48 BLOCK 3 LOTS 46, 47, 48, 49, 50, 52, 633  
 ZONING DESIGNATION: CL (LIMITED COMMERCIAL DISTRICT)

USE	SQUARE FOOTAGE	PARKING REQ'D (RATIO)
UPHOLSTERER (SERVICE)	3,365 S.F.	14 SPACES (1, 250 sq ft)
SCREEN PRINTER (SERVICE, PRINT)	5,330 S.F.	15 SPACES (1, 350 sq ft)
WAREHOUSE	5,805 S.F.	6 SPACES (1, 1000 sq ft)
OFFICE	500 S.F.	2 SPACES (1, 250 sq ft)
EXISTING LAND USE		37 SPACES REQ'D
CHILD'S PLAY (PROPOSED)	900 S.F.	35 SPACES* (72 SPACES TOTAL 45 CHILDREN MAX.)

\* 1.5 CHILDREN / SPACE + 5 EMPLOYEES

(ALTERNATE B)  
**PARKING FEASIBILITY STUDY**  
 FOR  
**350 LEXINGTON AVENUE**  
 TOWN OF WESTCHESTER, NY

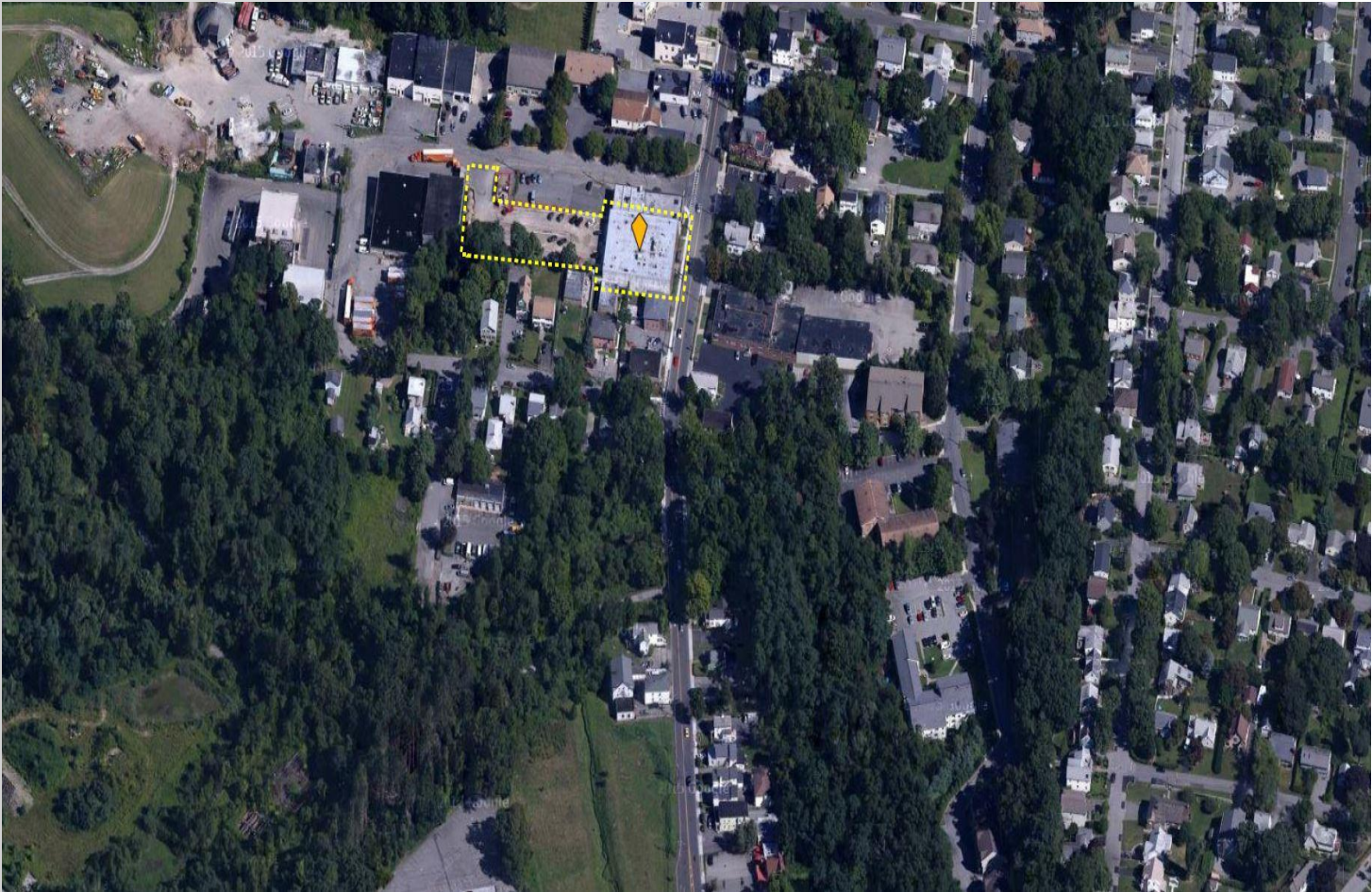
**Kellard Engineering & Consulting, P.C.**  
 100 W. 10th Street, Suite 200  
 Westchester, NY 10590  
 Phone: 914.924.1100  
 Fax: 914.924.1101  
 Email: info@kellard.com

DATE: 01/12/2011  
 SHEET NO.: 2

NOTE: PROPERTY BOUNDARY SURVEY INFORMATION AND EXISTING SITE IMPROVEMENTS TAKEN FROM A MAP ENTITLED "MAP OF SUBDIVISION KNOWN AS COLUMBUS PARK ETC. VILLAGE OF MOUNTAIN CO. TOWN OF NEW CASTLE, WESTCHESTER CO., NY" PREPARED BY DEKING AND BOURNAZOS, FILED JANUARY 31, 1928 AS MAP 524.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

# 350 Lexington Avenue



All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy there of and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.