



**FOR LEASE**

## 81-83 E Main Street

ELMSFORD, NY 10523

**Newly renovated Office/Retail space**

**\$25-\$30 PSF MG**

*Various sizes available*

*17,160 sf Building*

Introducing a rare opportunity to be the first in line to lease a completely renovated, premium and versatile space with flexible zoning in the vibrant town of Elmsford, NY.

Whether you require the entire floor, prefer a smaller layout, or the entire building, this modern space has the flexibility to adapt to your specific requirements on the first or second floor. Each space is equipped with a dedicated restroom. There is an onsite 35+ Parking lot Space and additional street parking. This is an elevator building with open-air second-floor walkways.

The property is conveniently located in the heart of Elmsford's business district on the well-traveled Route 119 (White Plains-Tarrytown Road). This prime location is less than 1 mile to Interstate 287 and the Saw Mill River Parkway. Space use include: Office, Retail, Restaurant, Medical, Health & Fitness.

Don't miss out on this turnkey opportunity to secure the ideal space in this highly sought-after location.



**TRACEY A. DI BRINO**

*Associate Real Estate Broker*

M 914.522.5954 O 914.798.4900

tdibrino@houlihanlawrence.com



AT HOULIHAN LAWRENCE



**HOULIHAN LAWRENCE**  
COMMERCIAL

# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY

---



HOULIHAN LAWRENCE  
COMMERCIAL



# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY

---



HOULIHAN LAWRENCE  
COMMERCIAL



# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY

---



HOULIHAN LAWRENCE  
COMMERCIAL



# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY



HOULIHAN LAWRENCE  
COMMERCIAL

## BLUEPRINTS

<p><b>SITE INFORMATION</b></p> <p>PROJECT ADDRESS: 81-83 E MAIN ST ELMSFORD, NY 10523                  Pinkey/Taxid: 5.30-85-16                  ZONE: A                  LOT SIZE: 0.53 ACRE                  USE: BUSINESS                  TAX ID/PARCEL: 3-815-0001                  USE: MULTI-FAMILY ELEVATOR BUILDING</p> <p><b>SCOPE OF WORK</b></p> <p>REMOVE AND REPLACE ALL FIRE DAMAGED INTERIOR FINISHES, FLOORING, PLUMBING FIXTURES, APPLIANCES, FIXTURES, DOORS, DAMAGED WINDOWS, CASING, HOLDINGS, ELECTRICAL, LIGHTING AND ADD FIRE RATED G.W.B. TO EXISTING WALLS GO UP TO UNDERSIDE OF SECOND LEVEL FLOOR AS PER APPLICABLE BUILDING CODE</p> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>BUSINESS SPACES NOT OCCUPIED</li> <li>TENANT PROTECTION PLAN NOT REQUIRED</li> </ol> <p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>CONTRACTOR TO CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING THE WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL CONDITIONS.</li> <li>CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE EXISTING STRUCTURE AND ITS OCCUPANTS.</li> <li>CONTRACTOR IS TO OBTAIN PERMIT FROM DEPARTMENT OF BUILDINGS OR ANY OTHER CONCERNING AGENCY AND OBTAIN ALL NECESSARY SIGN-OFF'S AND OBTAIN THE CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THIS WORK.</li> <li>CONTRACTOR IS TO DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWING AND ALL OTHER WORK NECESSARY TO COMPLETE THE JOB.</li> <li>DRAWINGS ARE NOT TO BE SEALED, WRITTEN DIMENSIONS SHALL BE PREDOMINANT MEANS.</li> </ol> <p><b>ZONING MAP</b></p>	<p style="text-align: center;"><b>INTERIOR RECONSTRUCTION</b>                  81-83 EAST MAIN STREET                  ELMSFORD, NEW YORK 10523</p> <p style="text-align: center;"><b>PLOT PLAN</b>                  SCALE: 1/16" = 1'-0"</p>	<p><b>DRAWING LIST</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>1</td><td>T-001.01</td><td>PLOT PLAN, NOTES, ZONING MAP, TAX MAP AND DRAWING LIST</td></tr> <tr><td>2</td><td>T-002.00</td><td>GENERAL NOTES</td></tr> <tr><td>3</td><td>DM-101.00</td><td>1ST FLR. DEMOLITION PLANS &amp; NOTES</td></tr> <tr><td>4</td><td>DM-102.00</td><td>2ND FLR. DEMOLITION PLANS &amp; NOTES</td></tr> <tr><td>5</td><td>A-101.00</td><td>PROPOSED FIRST FLOOR PLAN</td></tr> <tr><td>7</td><td>A-102.00</td><td>PROPOSED SECOND FLOOR PLAN</td></tr> <tr><td>8</td><td>A-200.00</td><td>DETAILS</td></tr> <tr><td>9</td><td>RCP-101.00</td><td>REFLECTED CEILING PLAN &amp; WALL DET.</td></tr> </table> <p><b>ENERGY CONSERVATION CONSTRUCTION CODE</b></p> <p>TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2008 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.</p> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>THE EXISTING UTILITY SHALL NOT BE DISCONNECTED OR INTERRUPTED DURING CONSTRUCTION</li> <li>PROVISIONS FOR TEMPORARY POWER SHALL BE REQUIRED, AND THE EXISTING UTILITY SHALL NOT BE INTERRUPTED</li> </ol> <p><b>SUITES WITHIN SCOPE OF WORK</b>                  (T=TOTAL REPAIR, P=PARTIAL REPAIR)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>FLOOR</th> <th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th><th>7</th><th>8</th><th>9</th><th>10</th><th>11</th><th>12</th><th>13</th><th>14</th><th>15</th><th>16</th> </tr> <tr> <td>1</td> <td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td> </tr> <tr> <td>2</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>	1	T-001.01	PLOT PLAN, NOTES, ZONING MAP, TAX MAP AND DRAWING LIST	2	T-002.00	GENERAL NOTES	3	DM-101.00	1ST FLR. DEMOLITION PLANS & NOTES	4	DM-102.00	2ND FLR. DEMOLITION PLANS & NOTES	5	A-101.00	PROPOSED FIRST FLOOR PLAN	7	A-102.00	PROPOSED SECOND FLOOR PLAN	8	A-200.00	DETAILS	9	RCP-101.00	REFLECTED CEILING PLAN & WALL DET.	FLOOR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	2																	<p style="font-size: small;">Pinner Architecture, PLLC                  80 Belmont Ave., Suite 1011                  New York, NY 10011                  Phone: 212-697-2000, Fax: 212-697-1000</p> <p style="text-align: center;"><b>ISSUES</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>#</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table> <p style="text-align: center;"><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>#</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table> <p style="font-size: x-small;">DATE: FEBRUARY 14, 2017                  DRAWN BY: AB/STW                  CHECKED BY: GJL                  INCHES: 1/8"</p> <p style="text-align: center;"><b>PROJECT</b>                  INTERIOR RECONSTRUCTION                  81-83 EAST MAIN STREET                  ELMSFORD, NEW YORK 10523</p> <p style="font-size: x-small;">DRAWING NO.:                  PLOT PLAN, REFLECTED CEILING PLAN, AND DRAWING LIST</p> <p style="text-align: center;"><b>T-001.00</b></p> <p style="text-align: right; font-size: x-small;">1 OF 1</p>	#	DATE	BY	DESCRIPTION																	#	DATE	BY	DESCRIPTION																
1	T-001.01	PLOT PLAN, NOTES, ZONING MAP, TAX MAP AND DRAWING LIST																																																																																																																				
2	T-002.00	GENERAL NOTES																																																																																																																				
3	DM-101.00	1ST FLR. DEMOLITION PLANS & NOTES																																																																																																																				
4	DM-102.00	2ND FLR. DEMOLITION PLANS & NOTES																																																																																																																				
5	A-101.00	PROPOSED FIRST FLOOR PLAN																																																																																																																				
7	A-102.00	PROPOSED SECOND FLOOR PLAN																																																																																																																				
8	A-200.00	DETAILS																																																																																																																				
9	RCP-101.00	REFLECTED CEILING PLAN & WALL DET.																																																																																																																				
FLOOR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16																																																																																																						
1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																																																																																																						
2																																																																																																																						
#	DATE	BY	DESCRIPTION																																																																																																																			
#	DATE	BY	DESCRIPTION																																																																																																																			

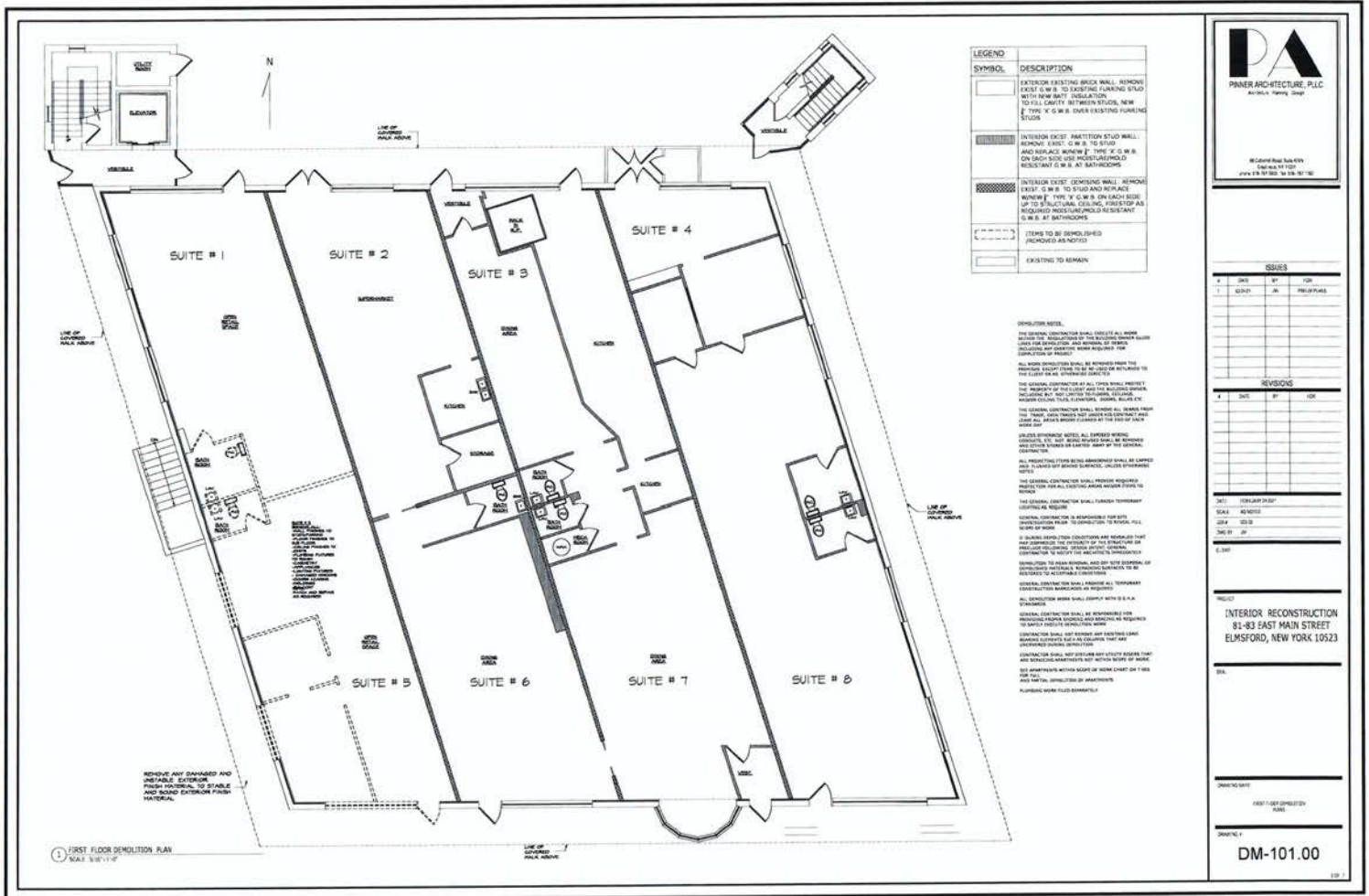
# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY



HOULIHAN LAWRENCE  
COMMERCIAL

## BLUEPRINTS



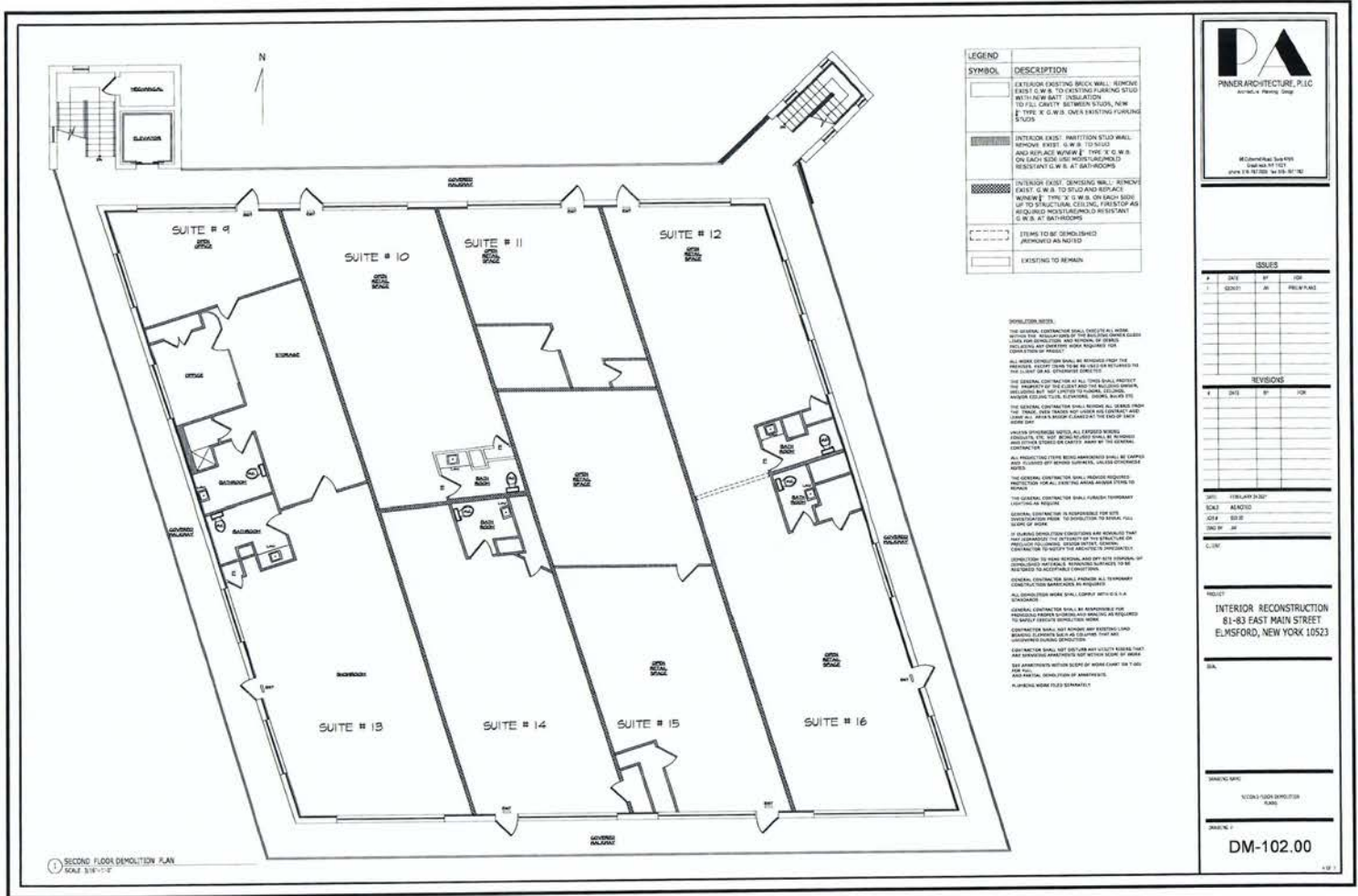
# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY



HOULIHAN LAWRENCE  
COMMERCIAL

## BLUEPRINTS



**PA**  
PINNER ARCHITECTURE, P.L.C.  
ARCHITECTS & PLANNERS  
100 Main Street, Suite 400  
Elmsford, NY 10523  
(914) 835-1100

**ISSUES**

#	DATE	BY	JOB
1			

**REVISIONS**

#	DATE	BY	JOB

PROJECT:  
**INTERIOR RECONSTRUCTION  
81-83 EAST MAIN STREET  
ELMSFORD, NEW YORK 10523**

SHEET NO:  
SECOND FLOOR DEMOLITION  
PLAN

DATE:  
DM-102.00

1 SECOND FLOOR DEMOLITION PLAN  
SCALE 3/4"=1'-0"

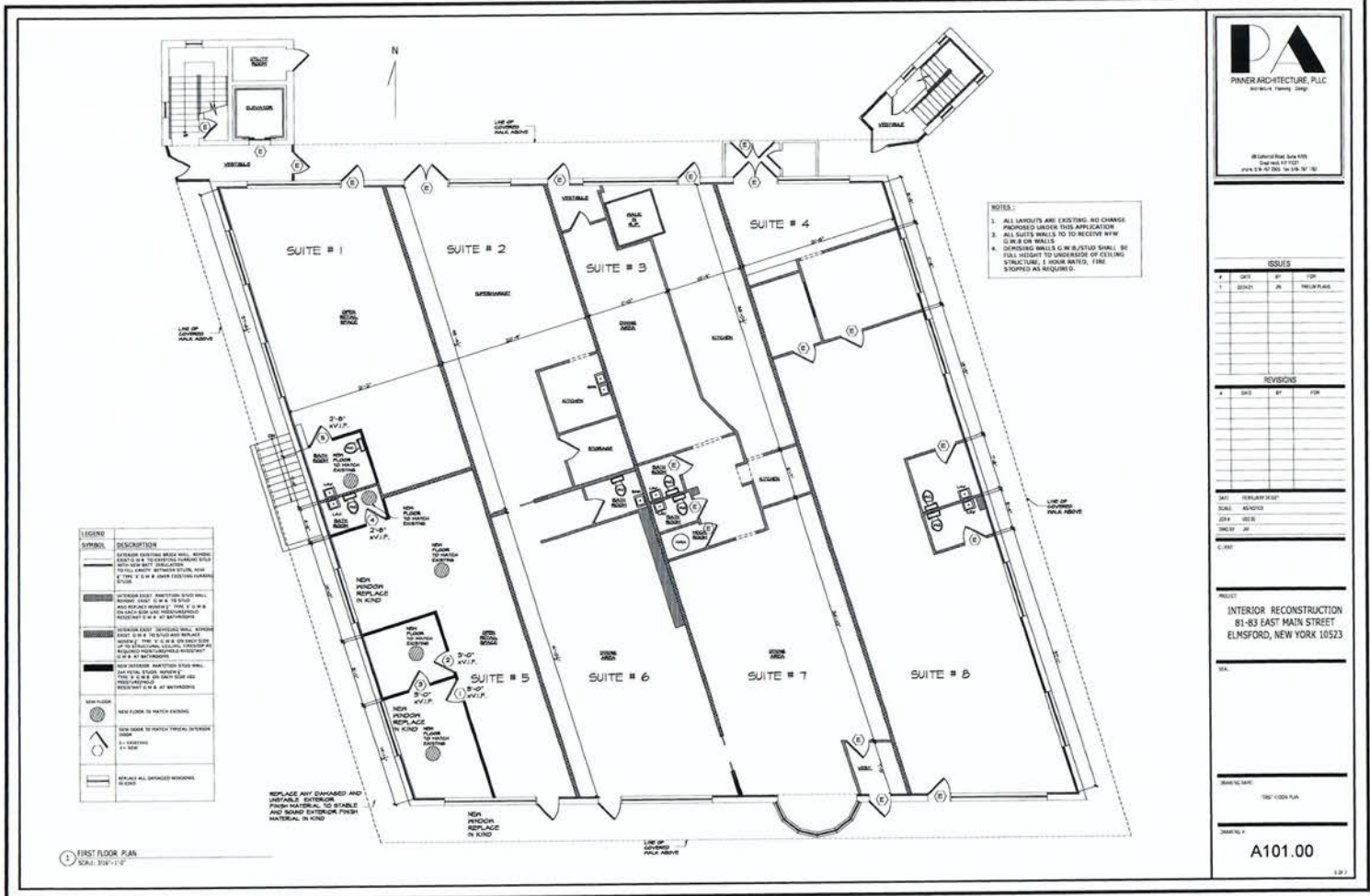
# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY



HOULIHAN LAWRENCE  
COMMERCIAL

## BLUEPRINTS





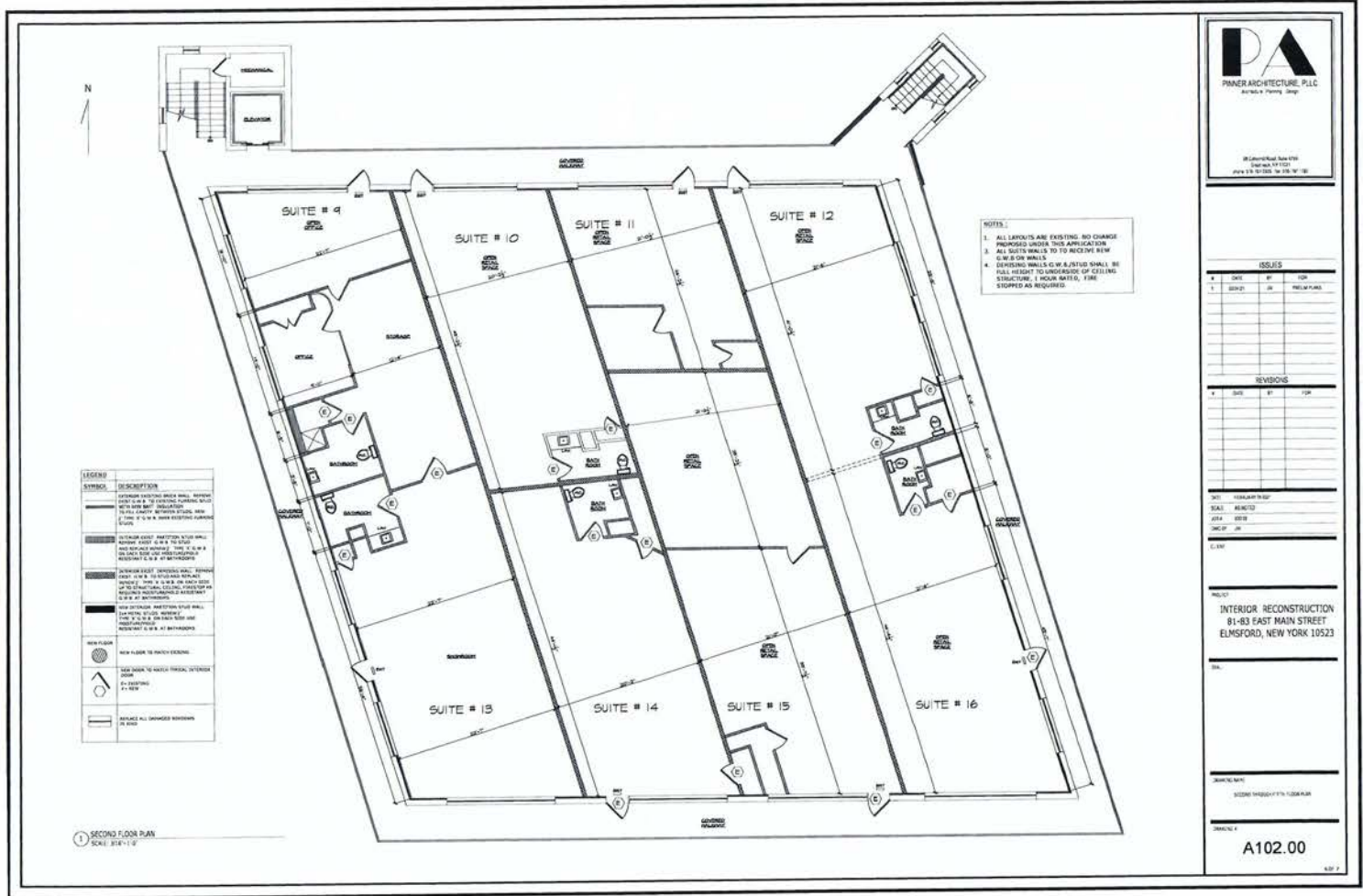
# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY



HOULIHAN LAWRENCE  
COMMERCIAL

## BLUEPRINTS



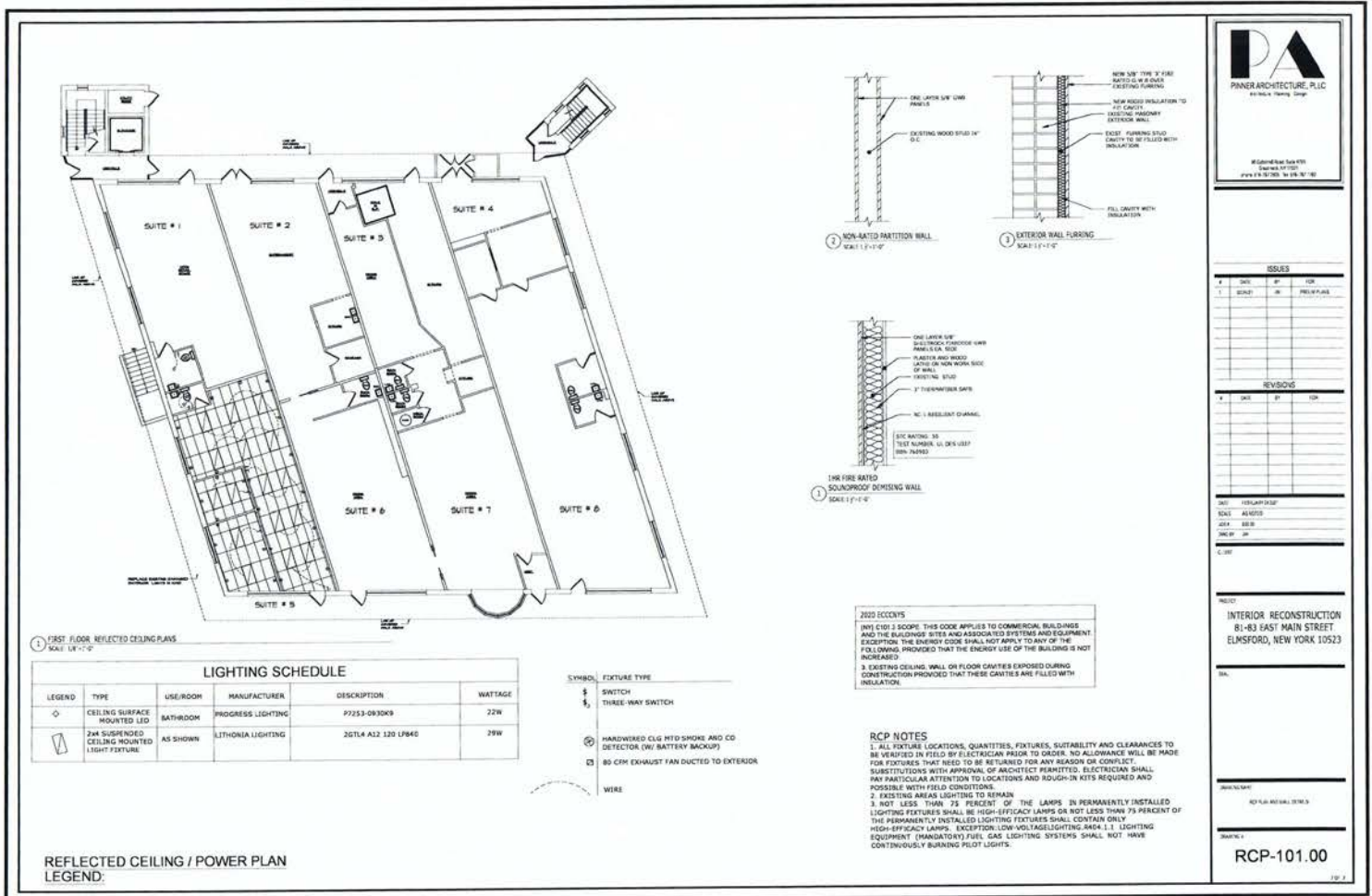
# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY



HOULIHAN LAWRENCE  
COMMERCIAL

## BLUEPRINTS



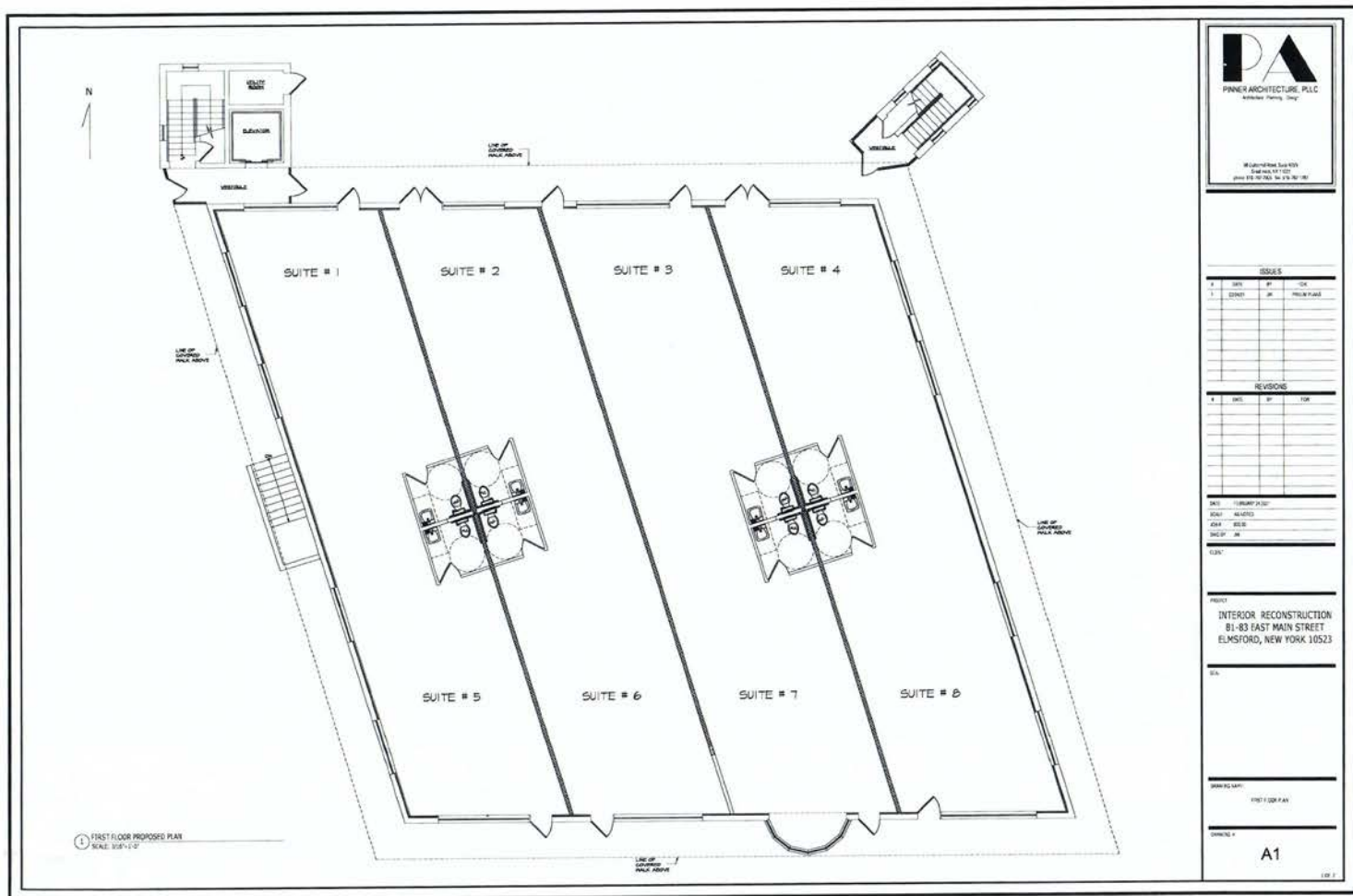
# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY



HOULIHAN LAWRENCE  
COMMERCIAL

## BLUEPRINTS



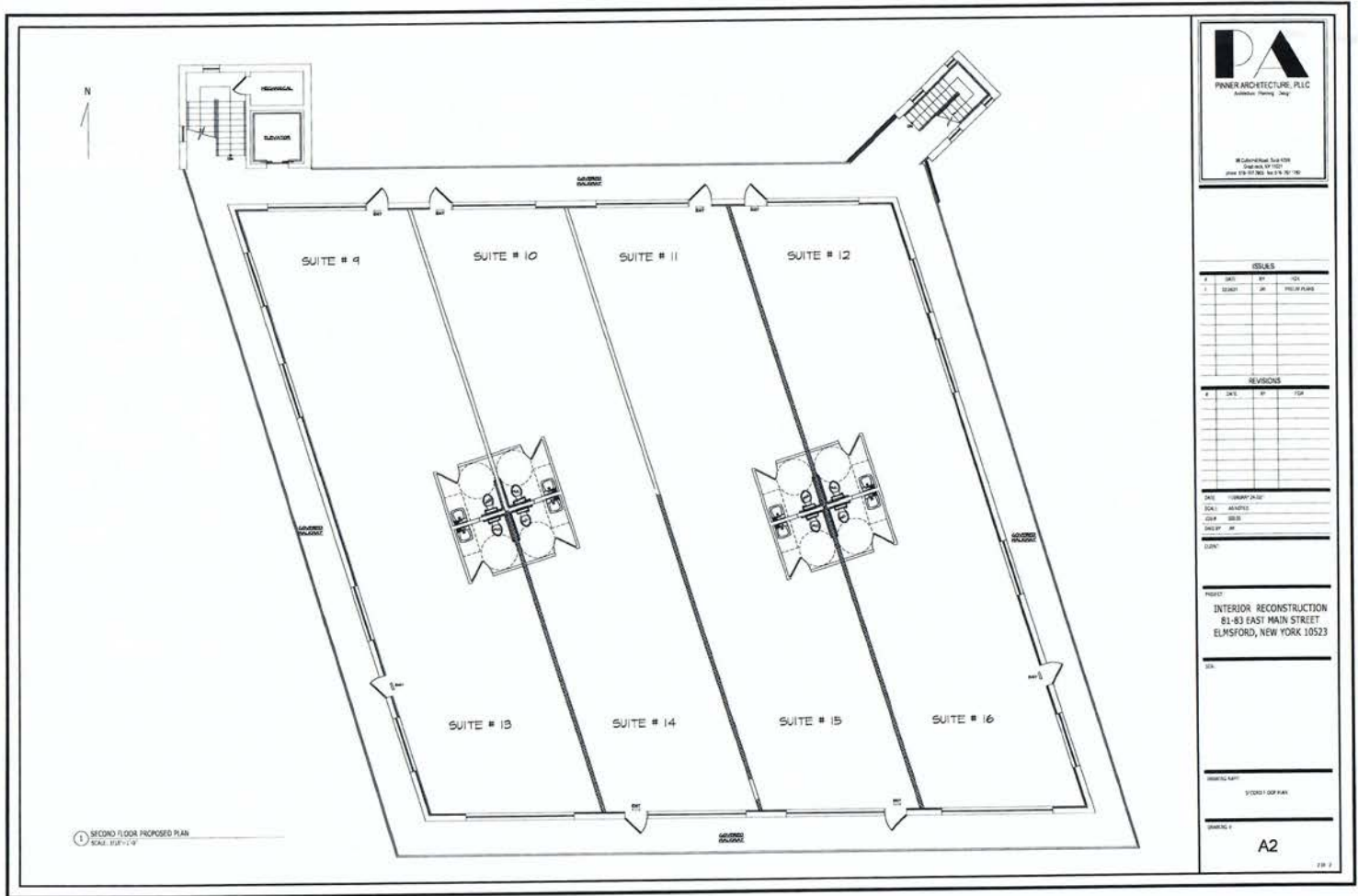
# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY



HOULIHAN LAWRENCE  
COMMERCIAL

## BLUEPRINTS



# Discover Elmsford



HOULIHAN LAWRENCE



5,239

POPULATION

25

MILES TO NYC

1.06

SQUARE MILES



## VILLAGE OF ELMSFORD

Elmsford is a charming village with a strong sense of community and plenty of amenities for residents to enjoy. It's close proximity to New York City makes it a convenient location for commuters who work in the city but prefer to live in a more suburban setting. The easy accessibility of the community has contributed greatly to the industrial and commercial position of the village. Elmsford is known for its diverse community and friendly small-town feel, with a mix of residential and commercial areas.

Elmsford was known as Storm's Bridge in the early 1700's and as Hall's Corners during the middle of the nineteenth century. Elmsford was named in 1870 for a large elm tree, nearly 30 feet in circumference, which has been a landmark since the Revolutionary War.

## PARKS & RECREATION

Elmsford is home to a number of parks and outdoor recreational areas, including the Greenburgh Nature Center, which offers nature trails, wildlife exhibits, and educational programs. Westchester

Skating Academy, which offers ice-skating and hockey lessons. The Westchester Broadway Theatre presents live theatrical performances.

## EDUCATION

The town of Elmsford, NY is served by two school districts: Elmsford Union Free School District serves the majority of the town of Elmsford and provides education for students in grades K-12. The district operates one elementary school, one middle school, and one high school.

Greenburgh Central School District also serves a small portion of the northeastern corner of the town of Elmsford, providing education for students in grades K-12. The Greenburgh Central School District operates six schools, including four elementary schools, one middle school, and one high school.

Our Lady of Mt. Carmel School is a diverse community committed to providing, a Christ-centered academic education.

Important note: school district boundaries can be complex and are subject to change. Contact the specific school district or the local Board of Education for the most up-to-date information.

FOR MORE INFORMATION AND HELPFUL TOWN LINKS VISIT [HOULIHANLAWRENCE.COM](http://HOULIHANLAWRENCE.COM)

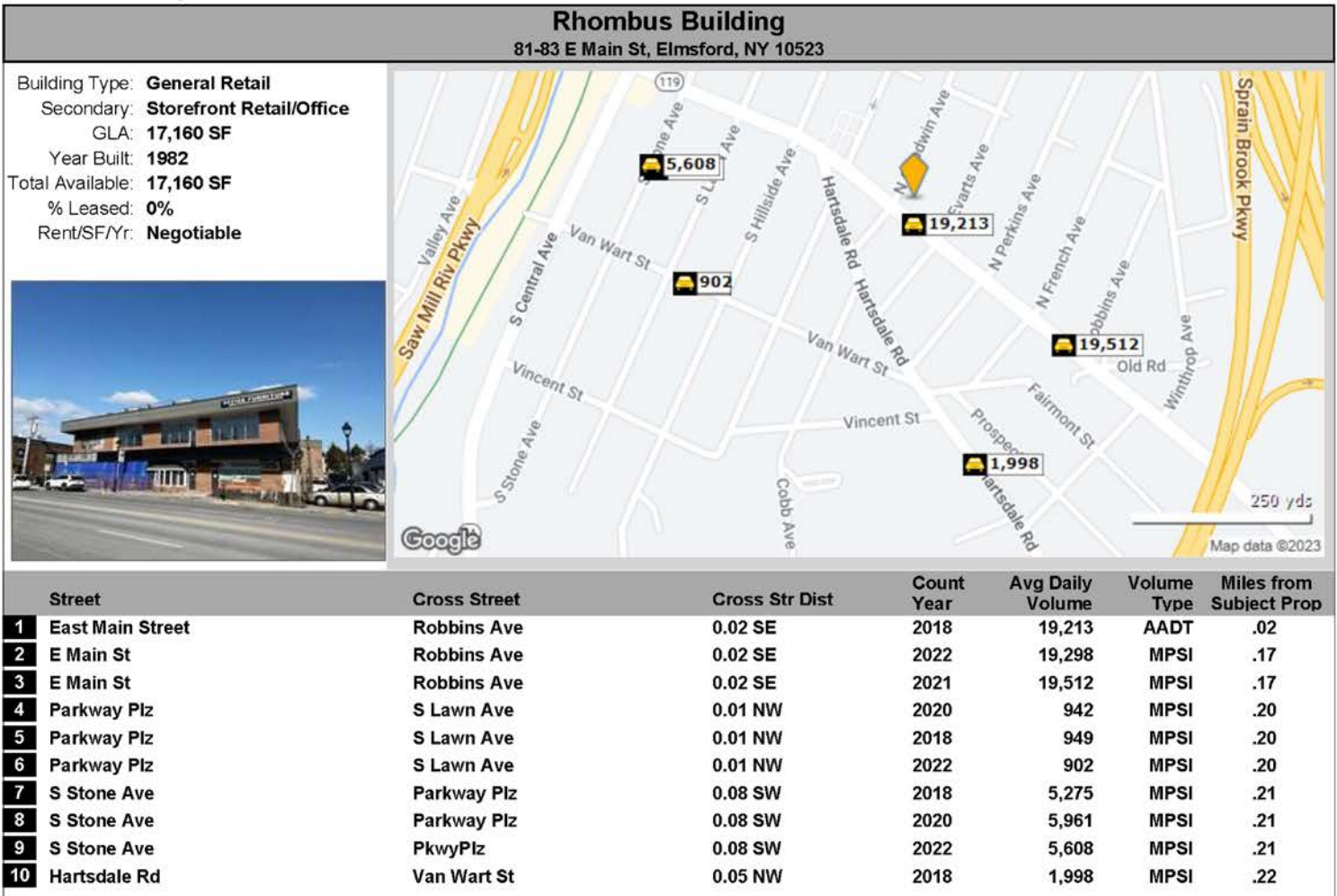
# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY



HOULIHAN LAWRENCE  
COMMERCIAL

## TRAFFIC COUNT



The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on part upon information supplied by sources deemed reliable.

# THE RHOMBUS BUILDING

81-83 E MAIN STREET, ELMSFORD, NY



HOULIHAN LAWRENCE  
COMMERCIAL

## MAPS

