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PROFESSIONAL MEDICAL / OFFICE SPACE WITH AMPLE ONSITE PARKING



NEWMARK



AMS ACQUISITIONS

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86

MAIN STREET

YONKERS | NY

# PROPERTY

**TERM**  
5-10 YEARS

**POSSESSION**  
IMMEDIATE

**ASKING RENT**  
UPON REQUEST

## AVAILABLE FLOORS

OFFICE SUITES  
AVAILABLE

★ E2 - 11,139 RSF  
E4 - 12,273 RSF  
E5 - 12,273 RSF  
E6 - 12,273 RSF

# HIGHLIGHTS

- Elegant roof deck overlooking the Hudson River and George Washington Bridge
- Newly decorated lobby
- Directly across from Metro North station
- Manhattan is a quick 24-minute commute by car
- Floor-to-ceiling glass windows allowing for light-flooded space
- Building Branding opportunity for multi-floor tenancy
- Entire building can be made available
- Covered adjacent Parking





ACCESS TO GYM  
MODERN AESTHETIC  
EFFICIENT FLOOR PLATE

86  
MAIN STREET  
YONKERS | NY



PANORAMIC VIEWS  
WATERFRONT LOCATION  
WILL DIVIDE SPACE



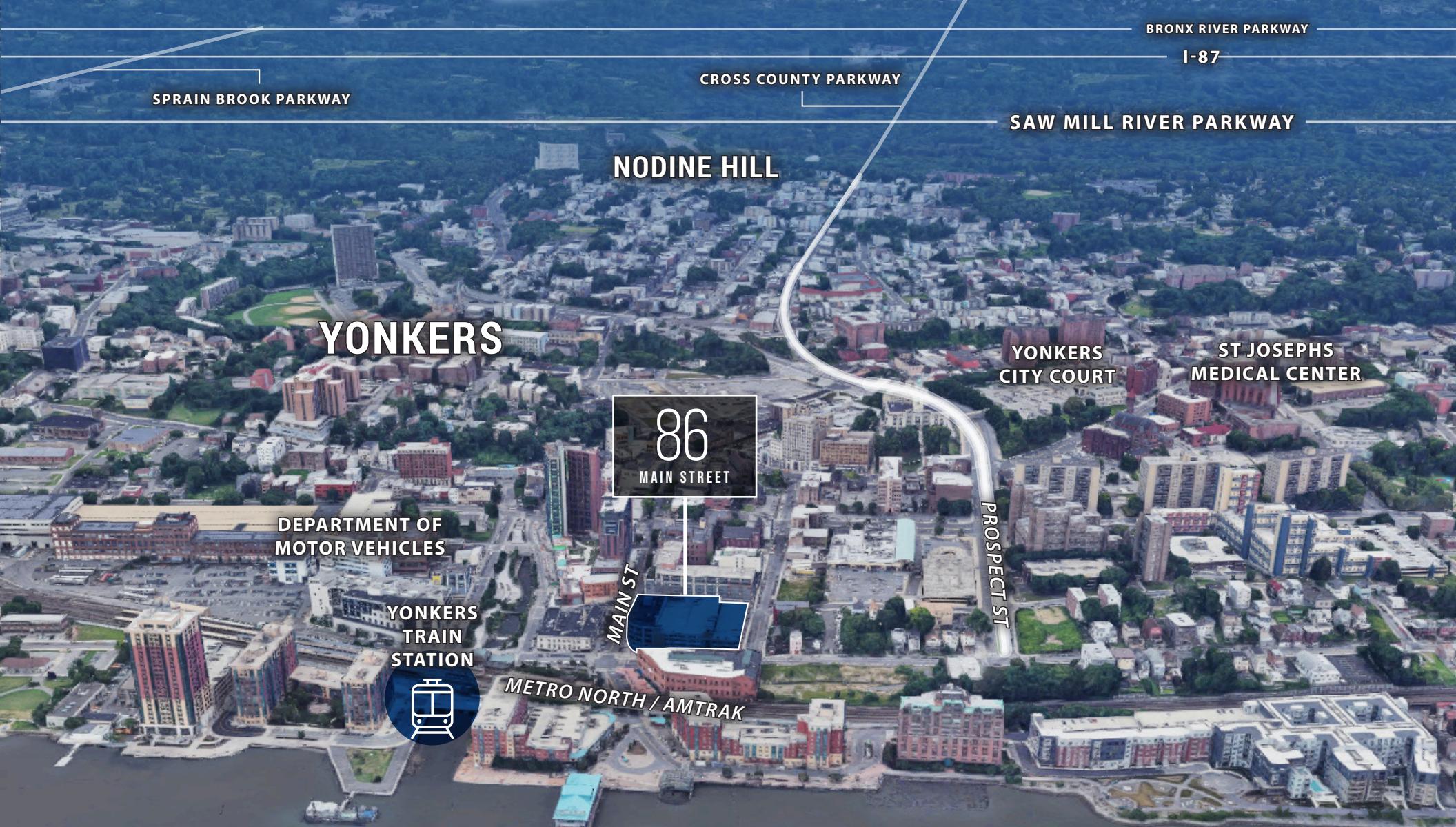
# NEARBY MEDICAL SITES

- 1 WESTMED MEDICAL GROUP
- 2 BRONXCARE HEALTH SYSTEM
- 3 CALVARY HOSPITAL
- 4 MONTEFIORE
- 5 COMMUNITY HOSPITAL AT DOBBS
- 6 JACOBI MEDICAL CENTER
- 7 MONTEFIORE MEDICAL CENTER
- 8 MONTEFIORE WAKEFIELD
- 9 MT SINAI HOSPITAL
- 10 MT SINAI ST LUKE'S
- 11 LAWRENCE HOSPITAL
- 12 NYC CHILDREN'S CENTER
- 13 NORTH CENTRAL BRONX HOSPITAL
- 14 LINCOLN HOSPITAL
- 15 PRESBYTERIAN HOSPITAL
- 16 ST BARNABAS HOSPITAL
- 17 ST JOHN'S RIVERSIDE HOSPITAL
- 18 ST JOHN'S RIVERSIDE HOSPITAL PARK
- 19 ST JOHN'S RIVERSIDE HOSPITAL
- 20 ST JOSEPH'S MEDICAL CENTER
- 21 COLUMBIA MEDICAL
- 22 QUEST DIAGNOSTICS
- 23 ELIZABETH SETON PEDIATRIC CENTER

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# NEWMARK





MANHATTAN .....	24 min.
WHITE PLAINS.....	24 min.
WESTCHESTER COUNTY AIRPORT .....	25 min.
LAGUARDIA INT. AIRPORT .....	30 min.
STAMFORD .....	33 min.



<b>GRAND CENTRAL TERMINAL .....</b>	<b>32 min.</b>
BRONX.....	15 min.
WHITE PLAINS.....	24 min.
125 <sup>TH</sup> STREET .....	26 min.
STAMFORD .....	72 min.

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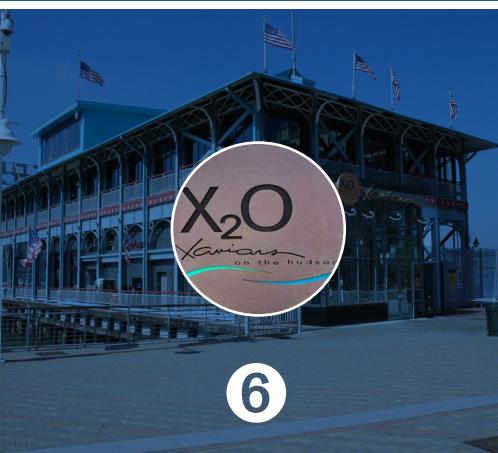
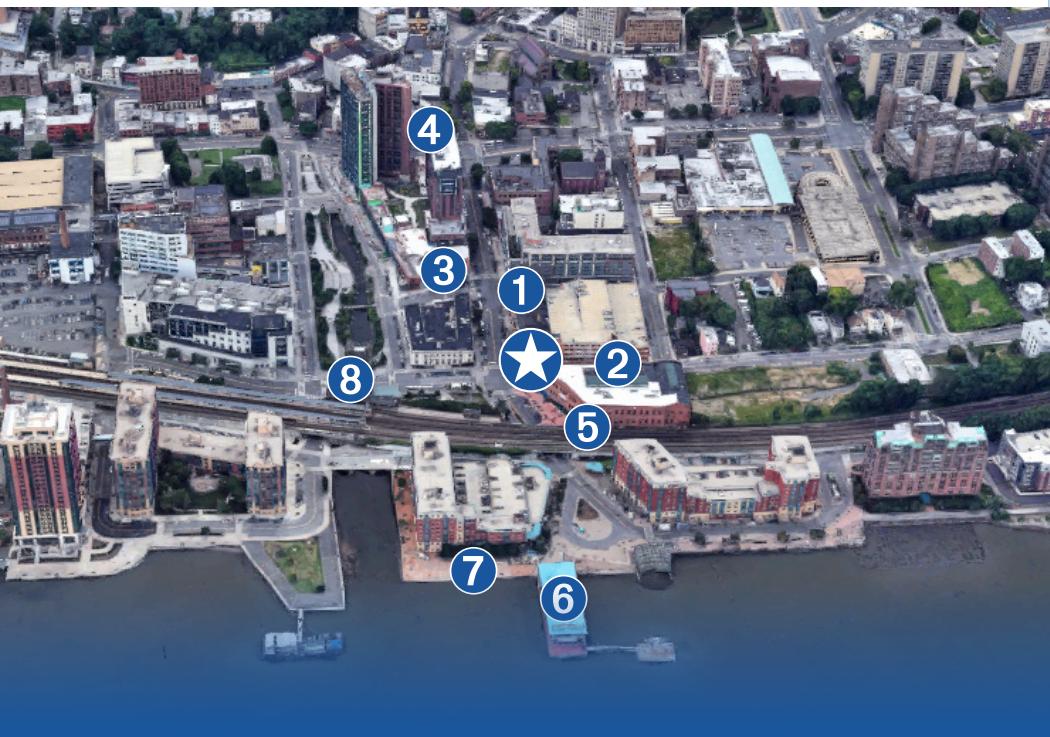
THE DAYLIGHTING



ENJOY  
YONKERS

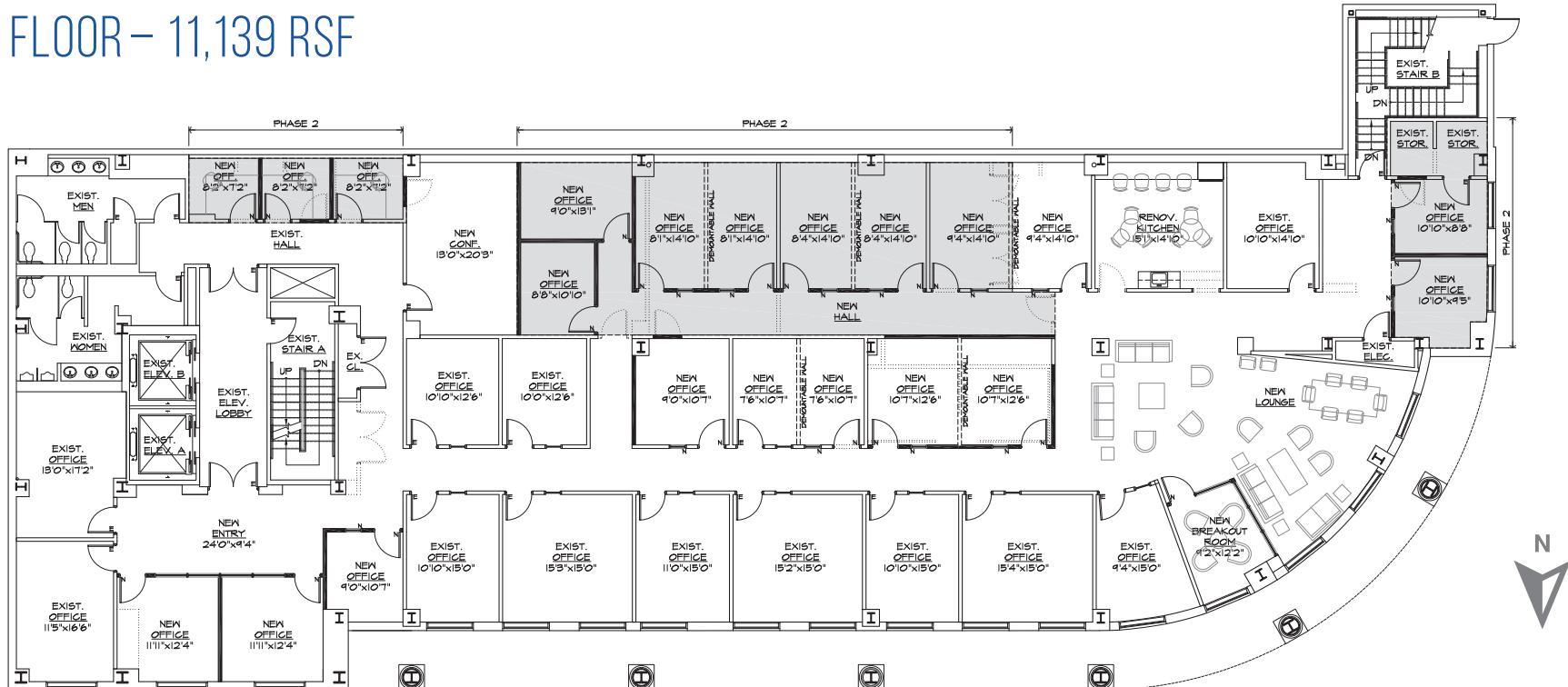


THE WATERFRONT



# FLOOR PLAN

2<sup>ND</sup> FLOOR – 11,139 RSF



## MAIN STREET

CONTACT EXCLUSIVE BROKERS

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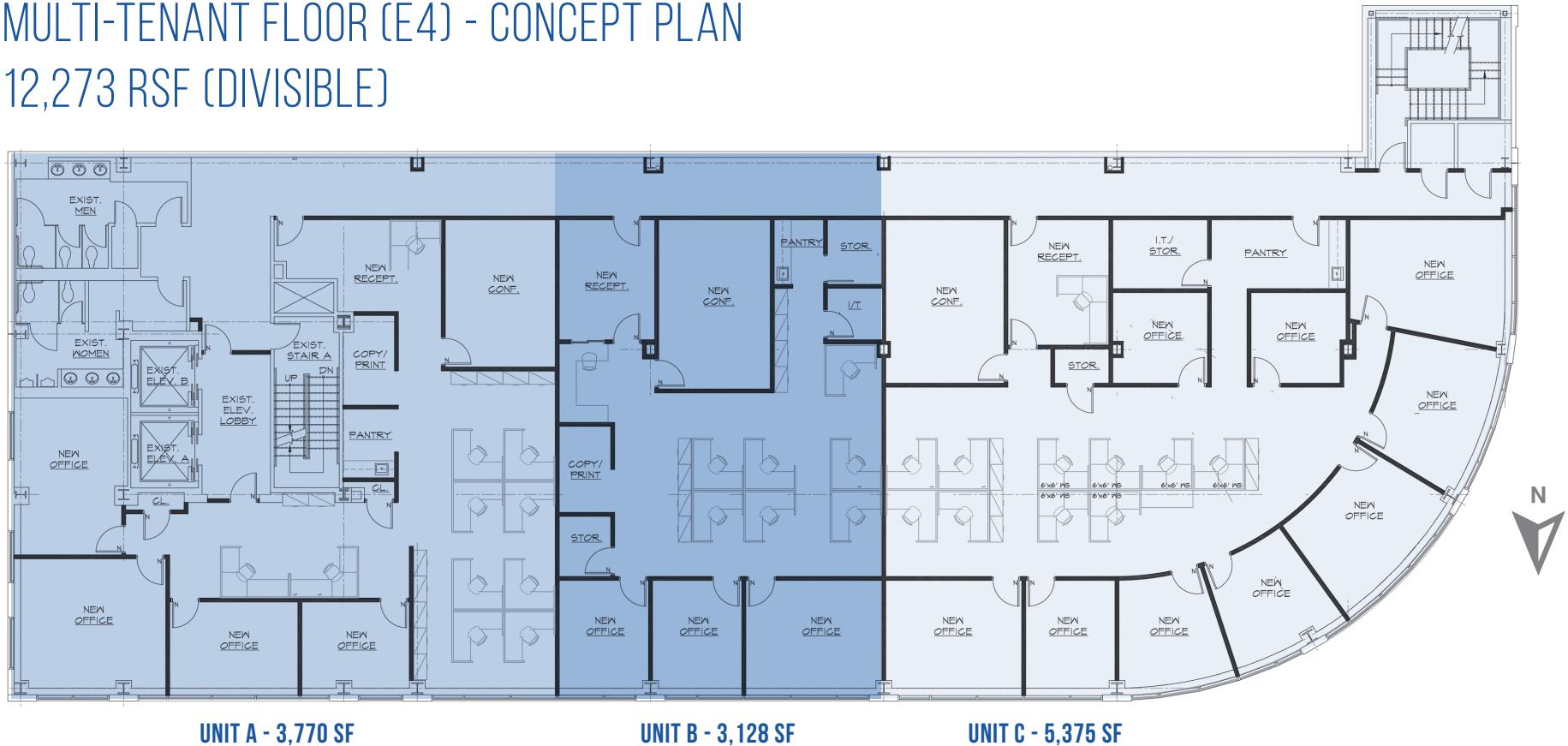
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# FLOOR PLAN

## MULTI-TENANT FLOOR (E4) - CONCEPT PLAN 12,273 RSF (DIVISIBLE)



MAIN STREET

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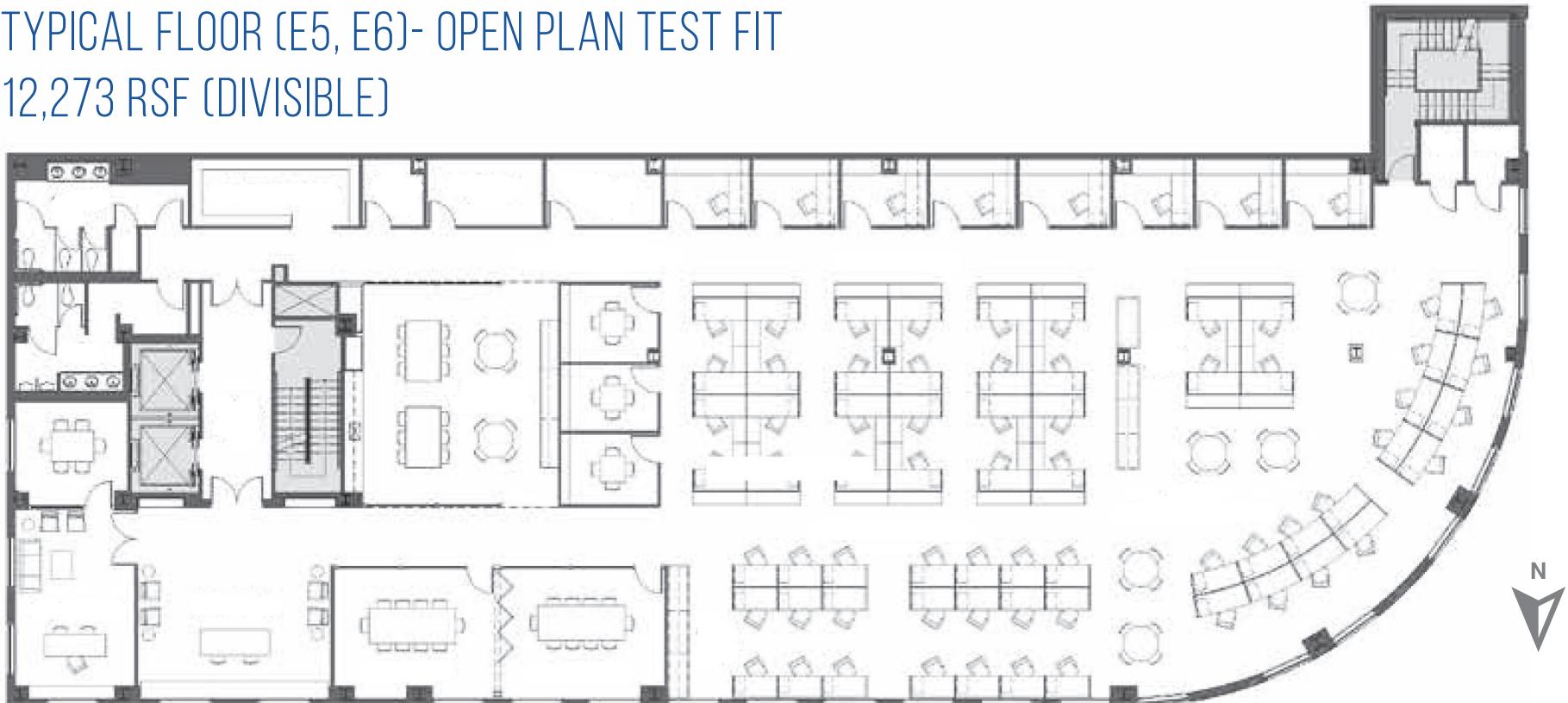
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# FLOOR PLAN

TYPICAL FLOOR (E5, E6)- OPEN PLAN TEST FIT  
12,273 RSF (DIVISIBLE)



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