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PROFESSIONAL MEDICAL / OFFICE SPACE WITH AMPLE ONSITE PARKING

86

MAIN STREET

YONKERS | NY

NEWMARK



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86

MAIN STREET

YONKERS | NY



PROPERTY HIGHLIGHTS

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

- 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



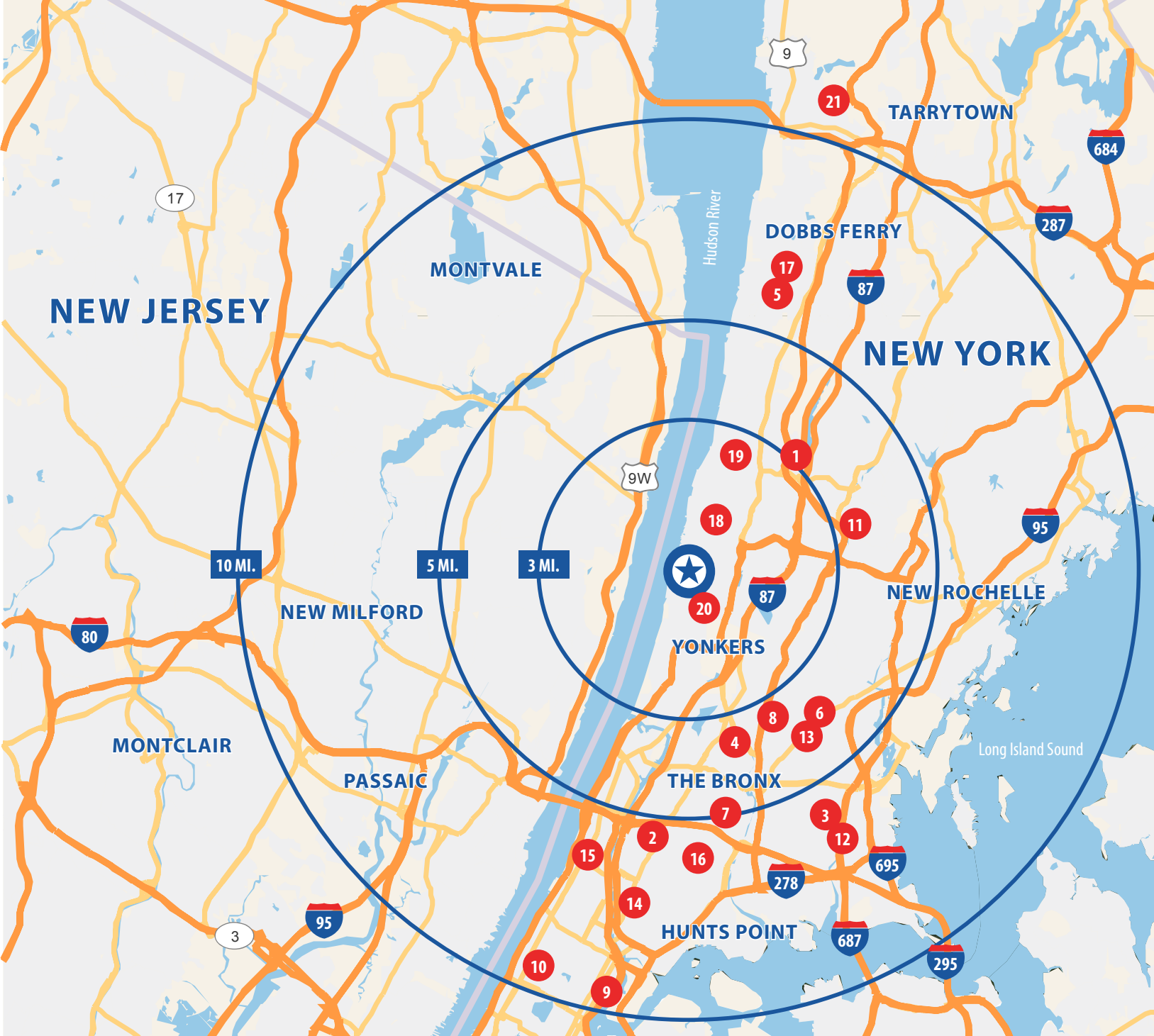


ACCESS TO GYM
MODERN AESTHETIC
EFFICIENT FLOOR PLATE

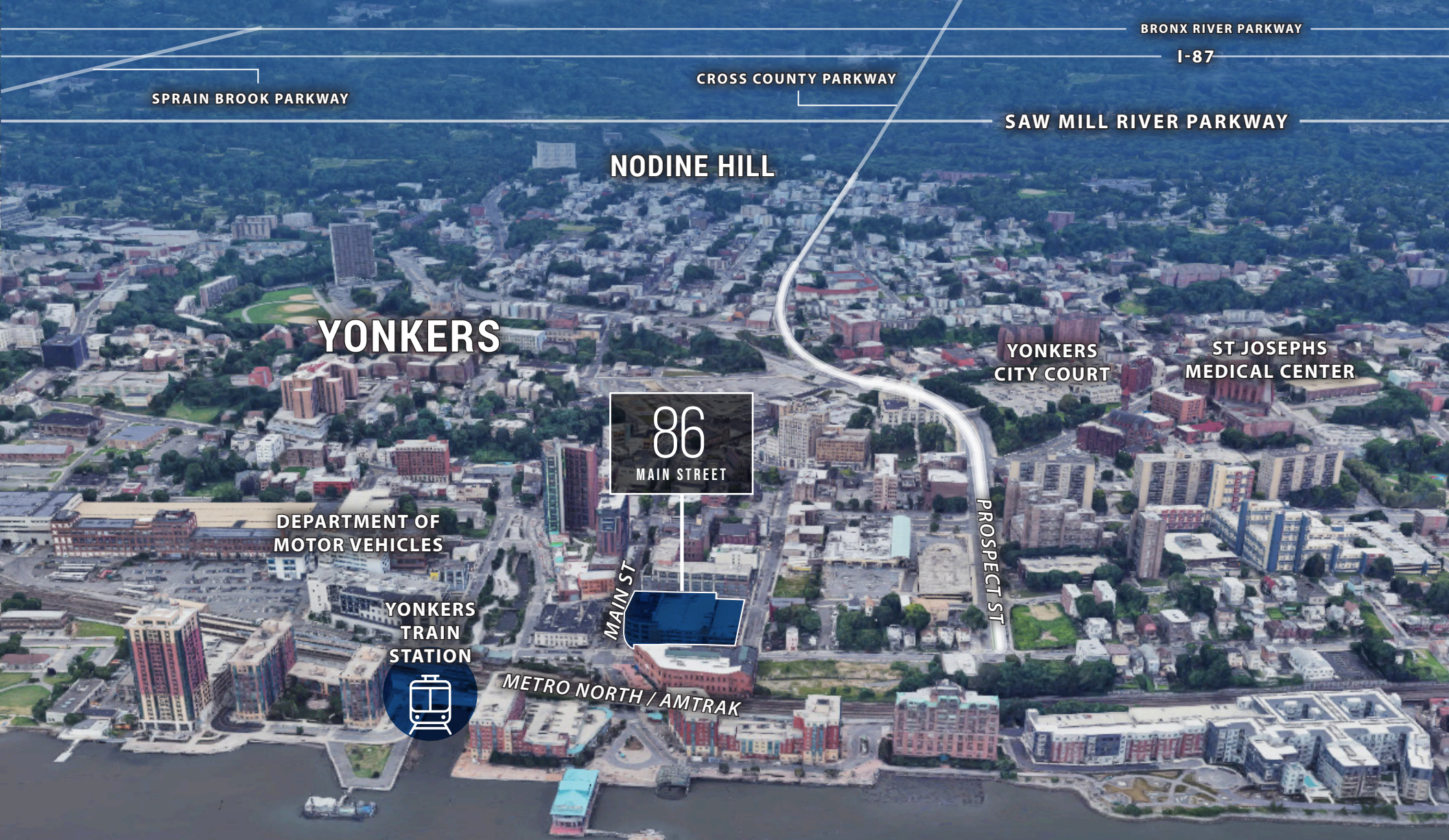
86
MAIN STREET
YONKERS | NY

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



SPRAIN BROOK PARKWAY

CROSS COUNTY PARKWAY

BRONX RIVER PARKWAY

I-87

SAW MILL RIVER PARKWAY

NODINE HILL

YONKERS

YONKERS
CITY COURT

ST JOSEPHS
MEDICAL CENTER

86

MAIN STREET

DEPARTMENT OF
MOTOR VEHICLES

YONKERS
TRAIN
STATION



METRO NORTH / AMTRAK

PROSPECT ST



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



GRAND CENTRAL TERMINAL	32 min.
BRONX.....	15 min.
WHITE PLAINS.....	24 min.
125 TH STREET	26 min.
STAMFORD	72 min.

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THE DAYLIGHTING

ENJOY
YONKERS

THE WATERFRONT



FLOOR PLAN

2ND FLOOR – 11,139 RSF



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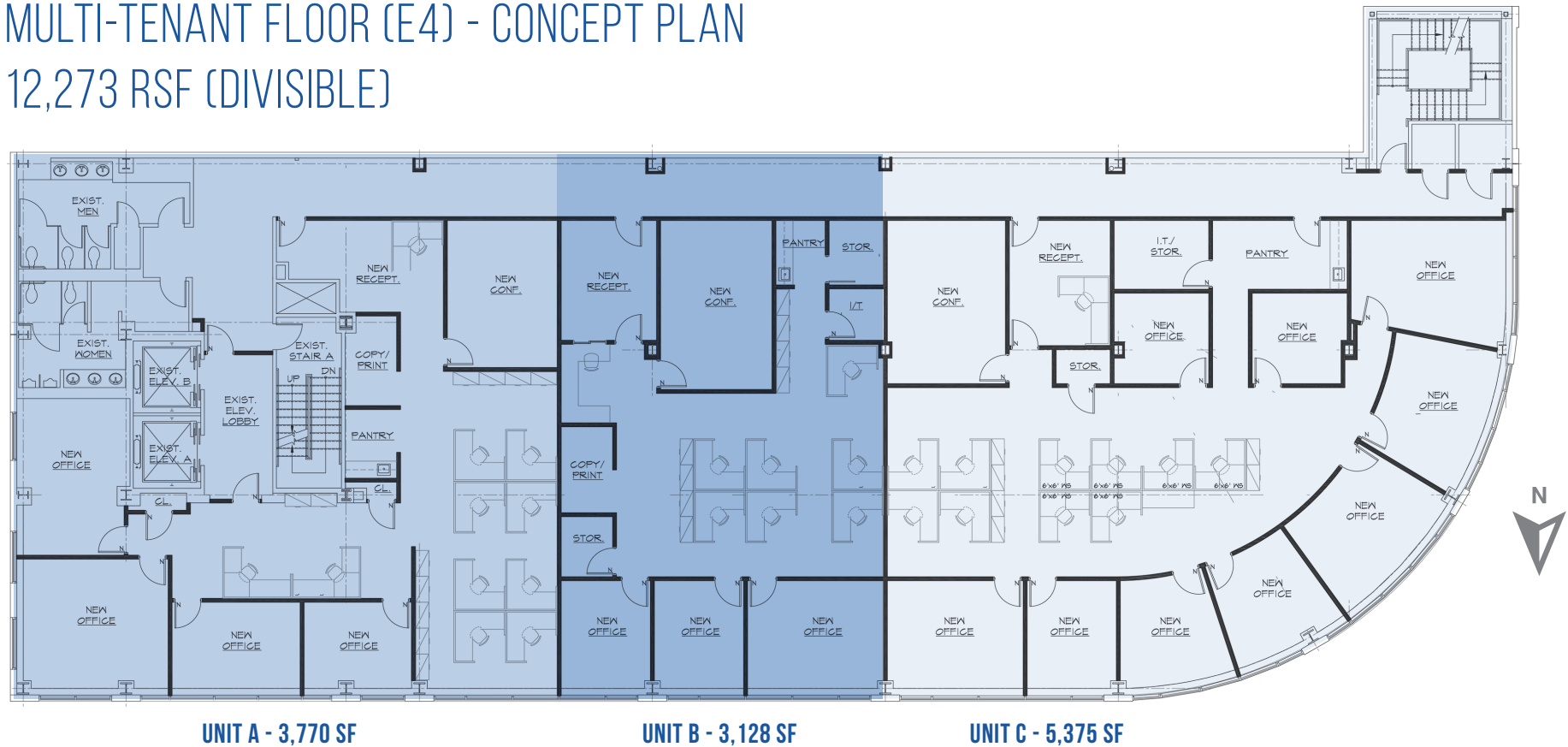
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FLOOR PLAN

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



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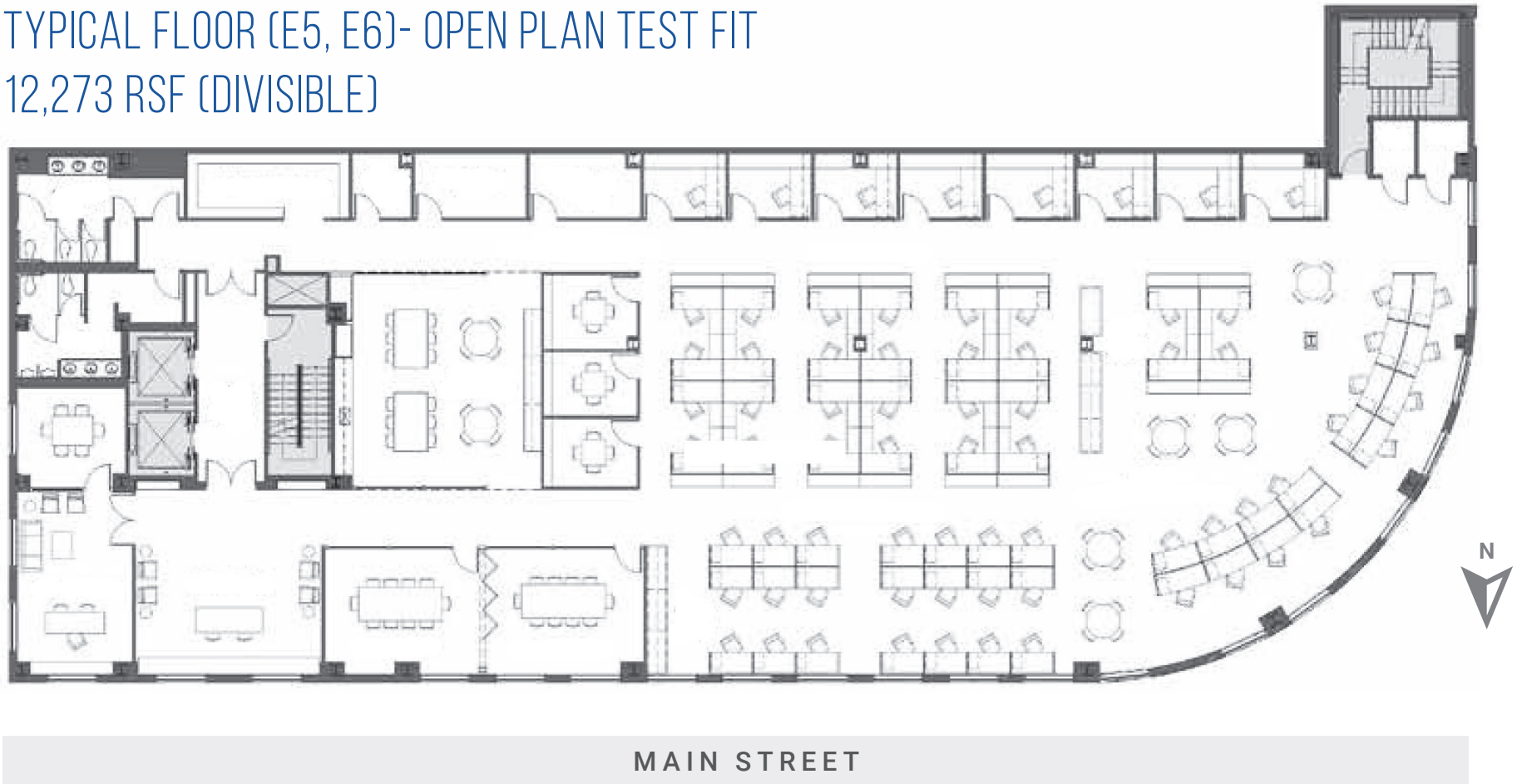
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FLOOR PLAN

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



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