



HOULIHAN LAWRENCE
COMMERCIAL

92 South Central Avenue

Hartsdale, New York 10530

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OFFICE SPACE FOR LEASE



Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Houlihan Lawrence Commercial, as exclusive advisor, for use by a limited number of qualified parties whose sole purpose is the evaluation of a possible lease of space at 92 South Central Avenue, Hartsdale, New York (the “Property”). By accepting this Offering Memorandum, the recipient agrees to hold its contents in the strictest confidence and not to reproduce, distribute or disclose any portion of it to any other person or entity without the prior written authorization of Houlihan Lawrence Commercial and the owner of the Property (the “Owner”).

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information that a prospective tenant may require. All references to square footage, rental rates, operating expenses, building systems and other measurements or conditions are approximations, are provided for general reference purposes only, and must be independently verified by the prospective tenant.

Neither the Owner nor Houlihan Lawrence Commercial, nor any of their respective officers, agents or employees, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents. The Owner expressly reserves the right, in its sole discretion, to reject any proposal to lease the Property, to withdraw the Property from the market at any time without notice, and to negotiate with any party at any time. The space described herein is offered subject to prior lease, change in rental rate or withdrawal without notice.

The recipient acknowledges that it is a principal or an authorized representative of a principal in connection with a possible lease of space at the Property and agrees that it will conduct its own independent investigation and rely solely upon its own due diligence, inspections and analyses in evaluating the Property.

All inquiries regarding the Property or this Offering Memorandum should be directed to Garry Klein or Kenneth Lefkowitz, Partners, Klein Lefkowitz Commercial Team at Houlihan Lawrence Commercial, as exclusive advisors, at 914.588.1585 or 914.420.5550. Under no circumstances should the Owner, its tenants or its property management be contacted directly.



Houlihan Lawrence Commercial
800 Westchester Avenue, Suite N-517, Rye Brook, NY 10573



SECTION ONE

The Opportunity

Leasing Summary

Availability Summary

Available Space	2,000 SF
Floor	Second Floor
Asking Rent	\$32.00 per SF, per Annum
Lease Structure	Modified Gross
Lease Term	Negotiable
Space Use	Office
Condition	Fully Built Out
Occupancy	Sixty Days

Leasing Process

The space is offered at \$32.00 per square foot on a modified gross basis, with the lease term negotiable. Proposals should be submitted in writing to the exclusive advisors and should identify the proposed tenant and its intended use, the term and commencement date sought, any tenant improvement or free rent requirements, and evidence of the proposed tenant's financial ability to perform. Tours are available by appointment. The Owner reserves the right to negotiate with one or more parties at any time.

The Opportunity

Houlihan Lawrence Commercial, as exclusive advisor, is pleased to present 2,000 square feet of fully built-out second-floor office space at 92 South Central Avenue in Hartsdale, New York. The suite occupies the upper level of a well-maintained two-story storefront retail and office building fronting directly on South Central Avenue, one of central Westchester County's principal commercial corridors.

The space is delivered in standard office condition with a reception area, private offices, a conference room, an open work area, a kitchen and break area and private restrooms, and will comfortably accommodate five to sixteen people. Tenant-controlled HVAC, high-speed internet availability and ample electrical service are in place, and on-site parking, building signage and twenty-four hour access are available. Occupancy can be delivered within sixty days on a flexible, negotiable term.



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Leasing Highlights



Highlights

- Two thousand square feet of fully built-out office space on South Central Avenue, one of Westchester County's most heavily traveled and most visible commercial corridors.
- Efficient professional layout with a reception area, private offices, a conference room, an open work area, a kitchen and break area and private restrooms, accommodating five to sixteen people.
- Modified gross structure at \$32.00 per square foot with a negotiable lease term and occupancy available within sixty days.
- Tenant-controlled HVAC and central air conditioning, high-speed internet availability and ample electrical service already in place.
- Twenty-four hour access, on-site surface parking and building and tenant signage available.
- Traffic counts of 22,627 vehicles per day on South Central Avenue and 24,688 on North Central Avenue.
- Immediate access to the Sprain Brook, Bronx River and Saw Mill River Parkways and to I-287; the Hartsdale Metro-North station is eight-tenths of a mile away and White Plains a two-mile drive.
- Established multi-tenant building whose occupants include Farmers Insurance and CAREPRO of NY, within a corridor anchored by Trader Joe's, Starbucks, Chase and Apple Bank.

SECTION TWO

The Property

Property Overview

Site & Building Details

Property Address	92 South Central Avenue, Hartsdale, NY 10530
Municipality	Town of Greenburgh, Westchester County
Property Type	Storefront Retail and Office
Year Built	1950
Building Size	5,468 SF Gross Leasable Area
Available Space	2,000 SF on the Second Floor
Stories	Two
Space Use	Office
Build-Out	Full Build-Out, Standard Office
Parking	On-Site Surface, 1.1 per 1,000 SF
Frontage	South Central Avenue, New York State Route 100
Building Amenities	24-Hour Access, Signage, Bus Line

Property Description

92 South Central Avenue is a two-story storefront retail and office building of approximately 5,468 gross leasable square feet, built in 1950 and well maintained. Ground-floor storefronts front directly on South Central Avenue beneath a canopy line carrying individual tenant signage; the second floor is given over to office use. On-site surface parking is provided alongside and behind the building at approximately 1.1 spaces per 1,000 square feet.

The building is occupied by a stable mix of professional and service tenants, among them Farmers Insurance, CAREPRO of NY and a kitchen and cabinetry showroom. The available second-floor suite is served by tenant-controlled HVAC and central air conditioning, high-speed internet and ample electrical service, with twenty-four hour access, building signage and bus service at the door.

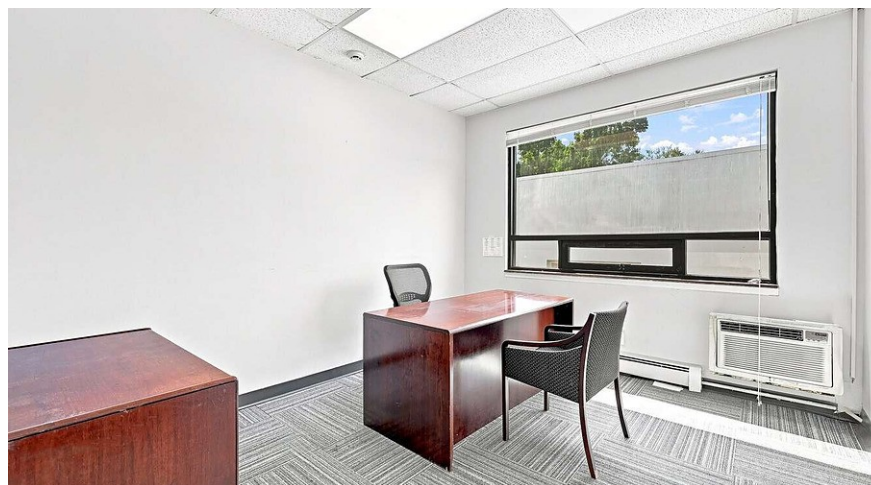


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Property Photos



SECTION THREE

Location & Market

Location & Market

Location Overview

The Property sits on South Central Avenue in Hartsdale, in the Town of Greenburgh, on the retail and service corridor running north from Yonkers to White Plains. Central Avenue is among Westchester County's most heavily traveled commercial roads, carrying 22,627 vehicles per day at the Property and 24,688 immediately to the north, and the surrounding blocks hold a deep concentration of national and regional retail, banking, dining and fitness uses including Trader Joe's, Starbucks, Chase, Apple Bank, TrustCo Bank, IHOP, Snap Fitness and Club Pilates.

Access is exceptional. The Sprain Brook, Bronx River and Saw Mill River Parkways are all within minutes, and I-287 and the White Plains central business district lie approximately two miles north. The Hartsdale station on Metro-North's Harlem Line is eight-tenths of a mile from the door, a sixteen-minute walk, with bus service on Central Park Avenue within a tenth of a mile. The corridor draws professional office users across legal, accounting, insurance, consulting, financial services, medical, therapy, engineering, architectural, real estate, educational and technology-related fields.

Location Snapshot

Submarket	Central Avenue Corridor, Hartsdale
Traffic Count, S Central Avenue	22,627 Vehicles per Day (2026)
Traffic Count, N Central Avenue	24,688 Vehicles per Day (2026)
Metro-North, Hartsdale Station	0.8 Miles, 16 Minute Walk
White Plains CBD	2.0 Miles
Walk Score	60, Moderately Walkable



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Broker Contact

For additional information or to schedule a tour of the available space, please contact the exclusive advisors below.

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