ONE EXECUTIVE

1 Executive Boulevard, North Yonkers, New York

STATE-OF-THE-ART MEDICAL FACILITY
1,400 UP TO 67,000 SF FOR LEASE

TAKE A VIRTUAL TOUR OF THE BUILDING

SIMONE® DEVELOPMENT COMPANIES

CUSHMAN & WAKEFIELD

A PREMIER MEDICAL DESTINATION IN SOUTHERN WESTCHESTER

View Property Article

One Executive offers a prime opportunity for businesses to establish a presence on the prestigious North Yonkers Medical Mile. Now under the visionary leadership of Simone Development Companies, this 133,768 SF Class A office building is being transformed into a state-of-the-art medical facility, providing cutting-edge spaces designed to advance healthcare innovation and support leading medical practices.

> Our acquisition of this important property located in the heart of what we see as the North Yonkers Medical Mile fits perfectly with our vision for this vibrant and growing healthcare community.
>
> *- Joe Simone, President of Simone Development Companies*

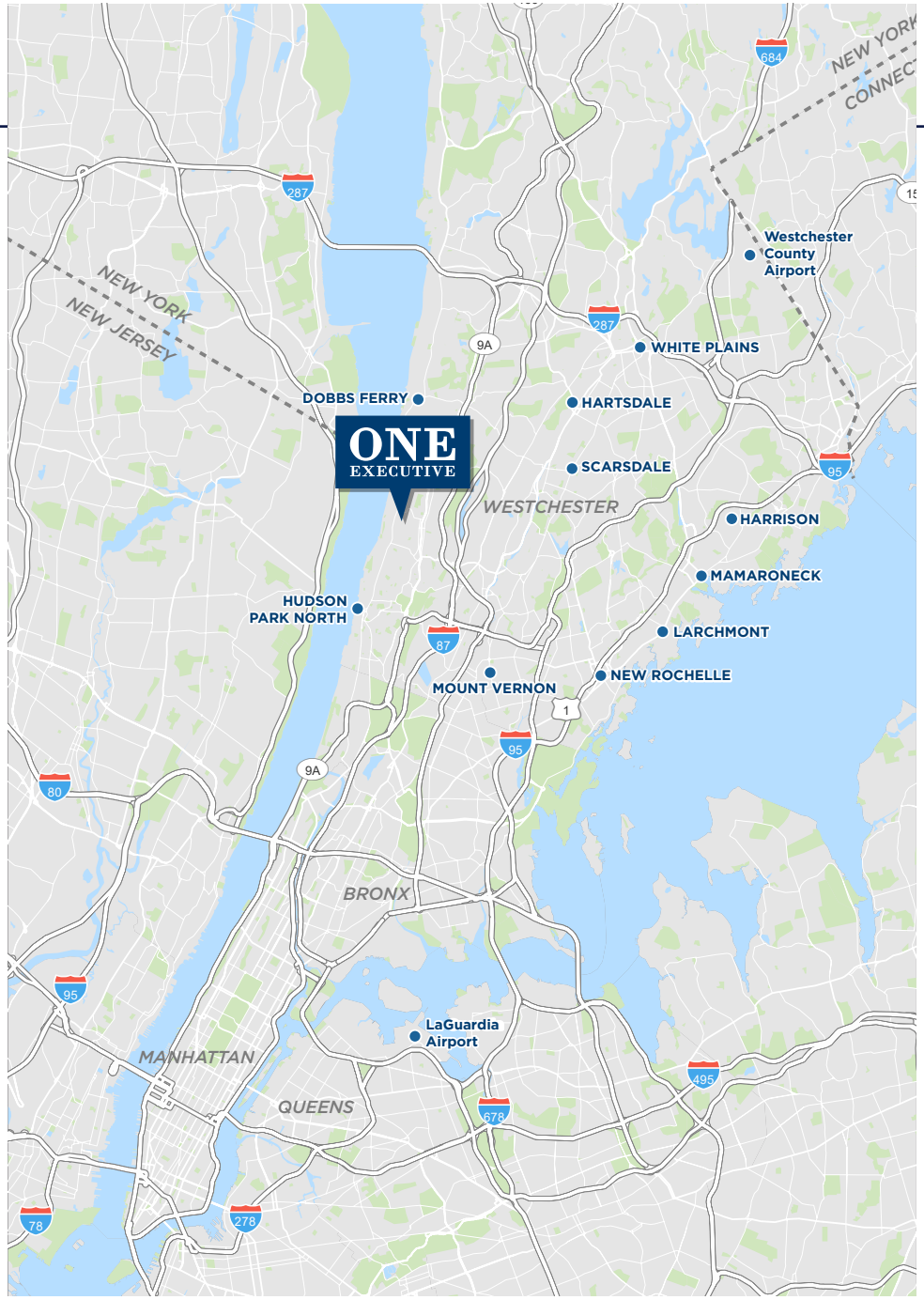
PROPERTY HIGHLIGHTS

- 133,768 total square feet
- Upgraded lobby, parking area, landscaping, lighting, automated doors, bathrooms, façade, and signage
- Two passenger elevators with 3,000 lb capacity
- 10′+ ceiling height
- Heavy floor loads
- 376 surface and covered spaces
- 24-hour access

WHERE MEDICAL MEETS CONVENIENCE

Just under 30 minutes from Manhattan, One Executive offers a prime location with seamless access to major highways, making it the ideal spot for businesses that prioritize convenience and connectivity around the New York metro area.

Scarsdale	8.7 miles
Bronx	12.6 miles
Manhattan	16 miles
Westchester County Airport	19 miles
LaGuardia Airport	19.2 miles



STRONG DEMAND FOR TOP QUALITY MEDICAL CARE

Projected Service Line Growth

Healthcare service lines in the Yonkers region have experienced substantial growth in recent years, with projections indicating even more significant increase ahead.

5 YEAR GROWTH

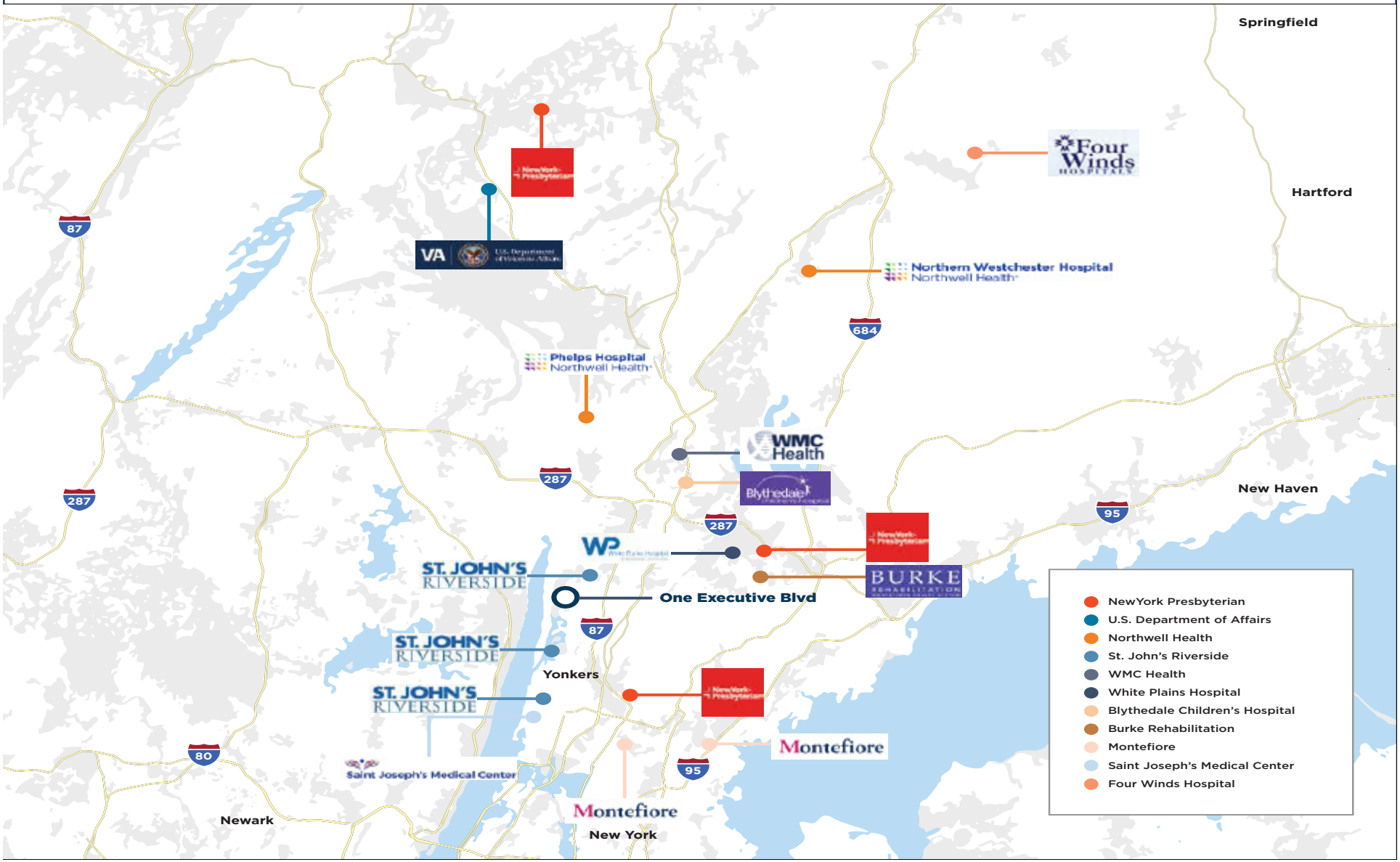
SERVICE LINE	5 YEAR GROWTH
Endocrinology	16.40%
Psychiatry	9.30%
Spine	9.10%
Vascular	7.30%
Cardiology	6.30%
Opthalmology	6.30%
Physical Therapy/Rehabilitation	6.20%
Lab	5.20%
Orthopedics	4.80%
Miscellaneous Services	4.60%
ENT	4.50%
Pain Management	4.30%
Nephrology	2.70%
Podiatry	1.90%
Evaluation and Management	1.60%
Trauma	1.40%
Neurology	0.50%
Radiology	0.40%
Neurosurgery	-1.30%

10 YEAR GROWTH

SERVICE LINE	10 YEAR GROWTH
Endocrinology	26.10%
Physical Therapy/Rehabilitation	18.40%
Vascular	13.80%
Spine	12.70%
Opthalmology	12.00%
Orthopedics	11.60%
Miscellaneous Services	10.50%
Cardiology	10.20%
Lab	8.50%
Psychiatry	8.50%
ENT	7.90%
Pain Management	7.70%
Podiatry	5.80%
Nephrology	3.00%
Trauma	2.70%
Evaluation and Management	2.00%
Neurosurgery	1.60%
Neurology	1.40%
Radiology	0.90%

One Executive is located within 1/4 mile of 879,426 square feet of existing medical office space.

REGIONAL HEALTHCARE LANDSCAPE



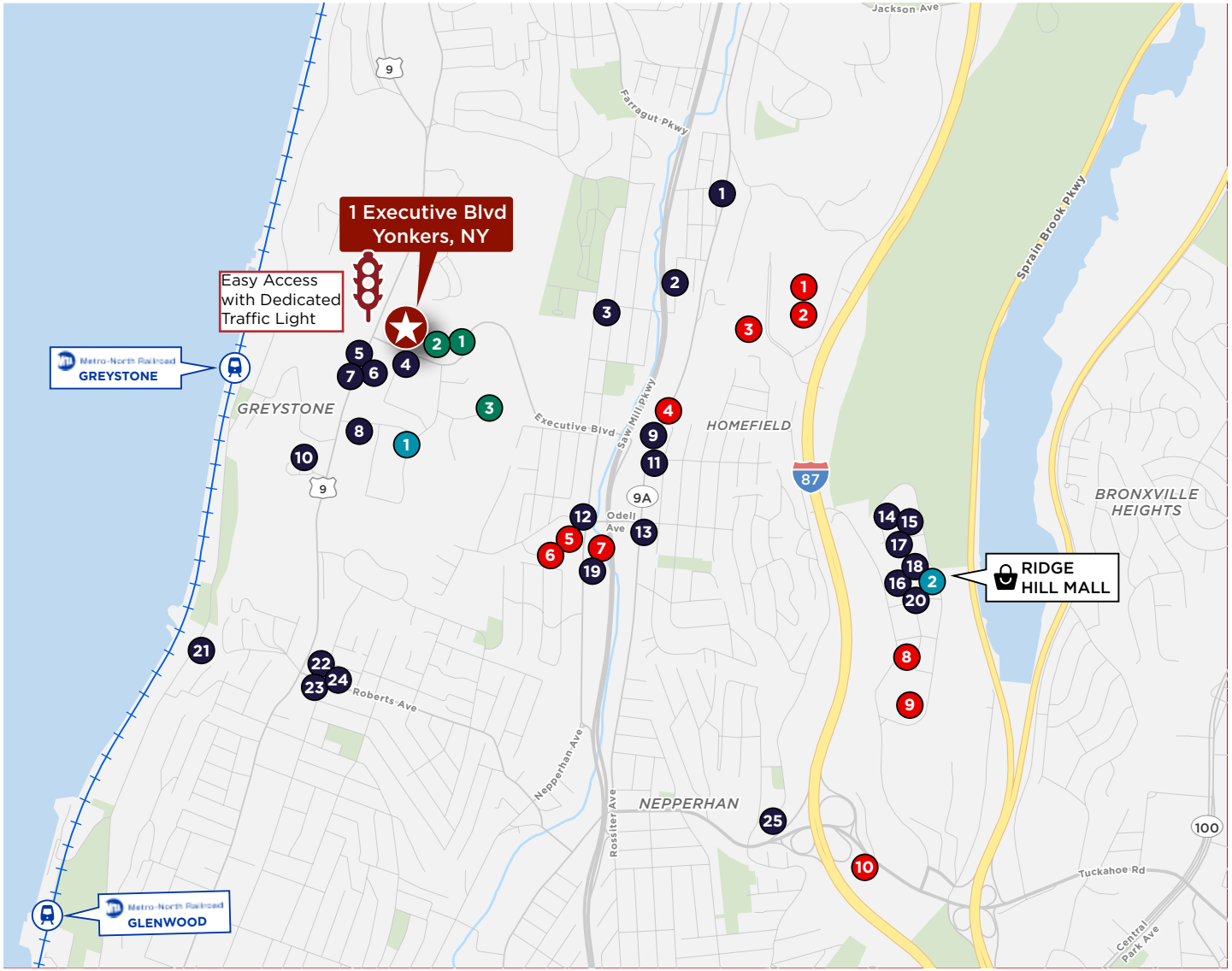
AREA AMENITIES AND RETAIL

Health Clubs/Gyms
1 Equalize Fitness
2 LA Fitness

Hotels
1 Residence Inn
2 Courtyard
3 Hampton Inn & Suites

Restaurants
1 Clarke's Bar & Restaurant
2 La Lanterna Restaurant & Caffe
3 Bella Rosa Pizzeria
4 Applebee's Grill + Bar
5 Fresh&co
6 Enbu Japanese Asian Fusion
7 The Taco Project
8 Gianna's
9 Roaming Woodfired Pizza
10 Odyssey Cafe
11 Homefield Deli & Restaurant
12 Gigi's Pizzeria & Restaurant
13 Seven Brothers Diner
14 Yard House
15 Casa Fuego
16 Texas de Brazil
17 Public Pizza Italian Kitchen
18 Elevation Burger
19 McDonald's
20 The Cheesecake Factory
21 Pizza Pizza
22 Palisade Pizza & Pasta
23 Mendoza
24 Tokyo Japanese Restaurant
25 Marcellino's

Shopping
1 Costco
2 Home Depot
3 Stew Leonard's
4 Sherwin-Williams
5 CVS Pharmacy
6 Key Food
7 Walgreens
8 Whole Foods
9 Lowe's Home Improvement
10 Shoprite



A LEADER IN MODERN MEDICAL OFFICE SPACES

Simone Development Companies is a full-service real estate investment firm renowned for its expertise in acquiring, developing, and managing healthcare, mixed-use, office, retail, industrial, and residential properties in New York City and its suburbs including Long Island, Westchester County, Orange and Fairfield Counties and New Jersey. With nearly 50 years of experience and a portfolio spanning more than 7 million SF across over 100 properties, Simone Development Companies is committed to empowering healthcare organizations to achieve world-class results and make a significant impact on the communities they serve.

HEALTHCARE SPECIALIZATION

- Urgent care
- Ambulatory surgery
- Radiology
- Dialysis
- Cancer treatment

LOWER LEVEL FLOOR

Availability

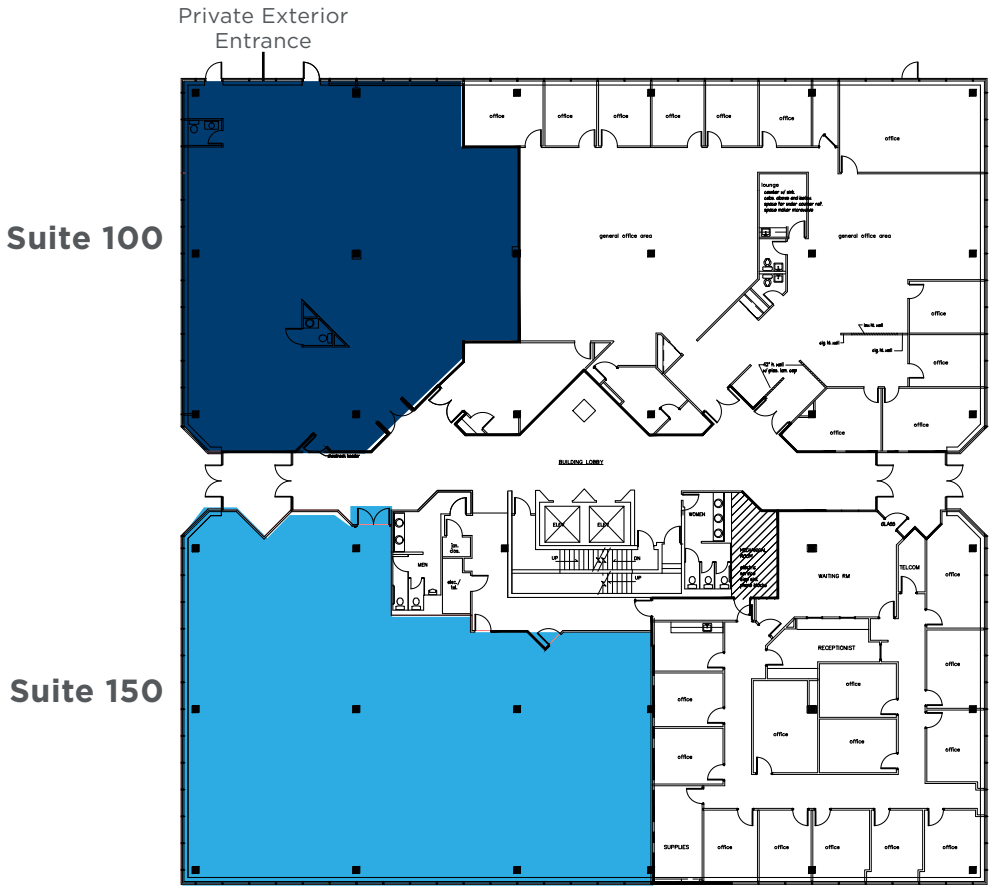
Suite LL 9,082 SF

1ST FLOOR

Availabilities

Suite 100 4,939 SF
Suite 150 6,403 SF

Total Available: 11,342 SF

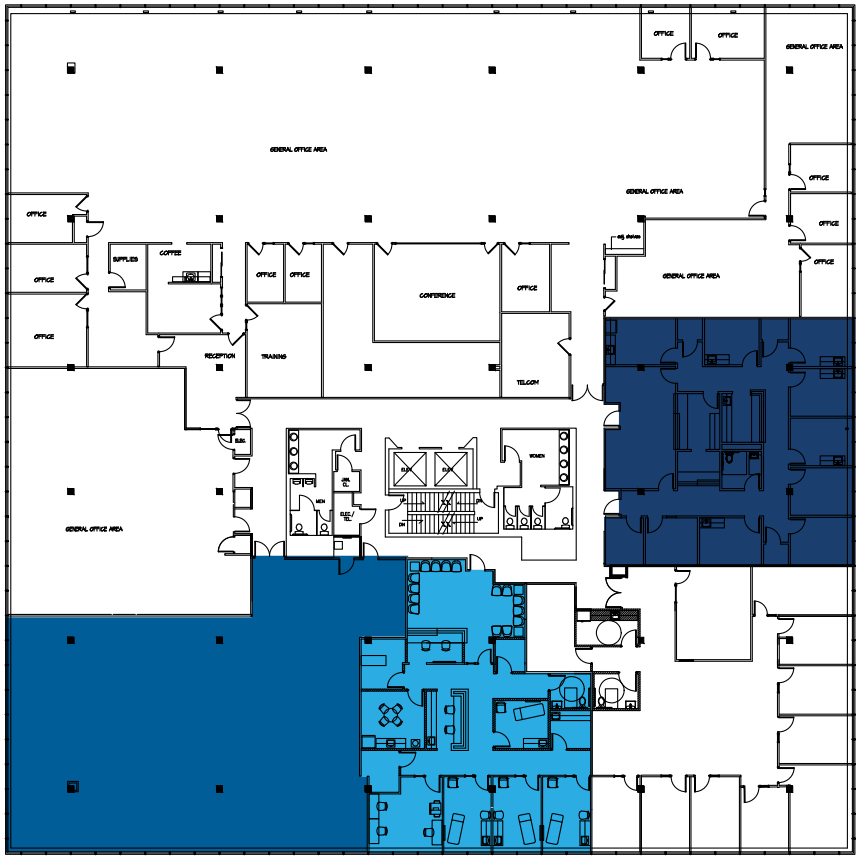


2ND FLOOR

Availabilities

Suite 200 3,179 SF
Suite 210 2,964 SF
Suite 215 4,960 SF

Total Available: 11,103 SF



Suite 200

Suite 215

Suite 210

TAKE A VIRTUAL TOUR OF A HIGH-END PRE-BUILT

2,964 SF — Suite 210

4,960 SF — Suite 215

7,924 SF COMBINED

3RD FLOOR

Availabilities

Suite 300 11,986 SF
Suite 350 13,069 SF

Total Available: 25,055 SF

Suite 350

Suite 320

11,986 SF 13,069 SF

Suite 300 **Suite 350**

25,055 SF COMBINED

4TH FLOOR

Availabilities

Suite 415 2,662 SF
Suite 425 1,432 SF
Suite 460 6,555 SF

Total Available: 10,649 SF

Suite 460

Suite 425

Suite 415

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