



Office Space Lease Opportunity

60 Goldens Bridge Road | Katonah, NY

Office Building For Lease

Contact

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Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
GROSS BUILDING SIZE	10,000 SF
AVAILABLE SF	6,000 SF Divisible
BUILDING CLASS	C
PARKING	Ample
ZONING	NB
TERMS	\$35.00 MG
AVAILABILITY	Immediate

PROPERTY OVERVIEW

This 10,000 sq. ft. 2-story building currently has three spaces available for lease as follows:

* 2,000 sq. ft. ground level unit. Space has large open space with two (2) offices, two (2) bathrooms and a kitchen.

* 3,000 sq. ft. located on ground level, former medical offices.

* 1,000 sq. ft. located on the 2nd floor with a large open floor plan which includes built-in cabinets, 1/2 bath, four private offices and windows, the space is ideal for a health professional.

LOCATION OVERVIEW

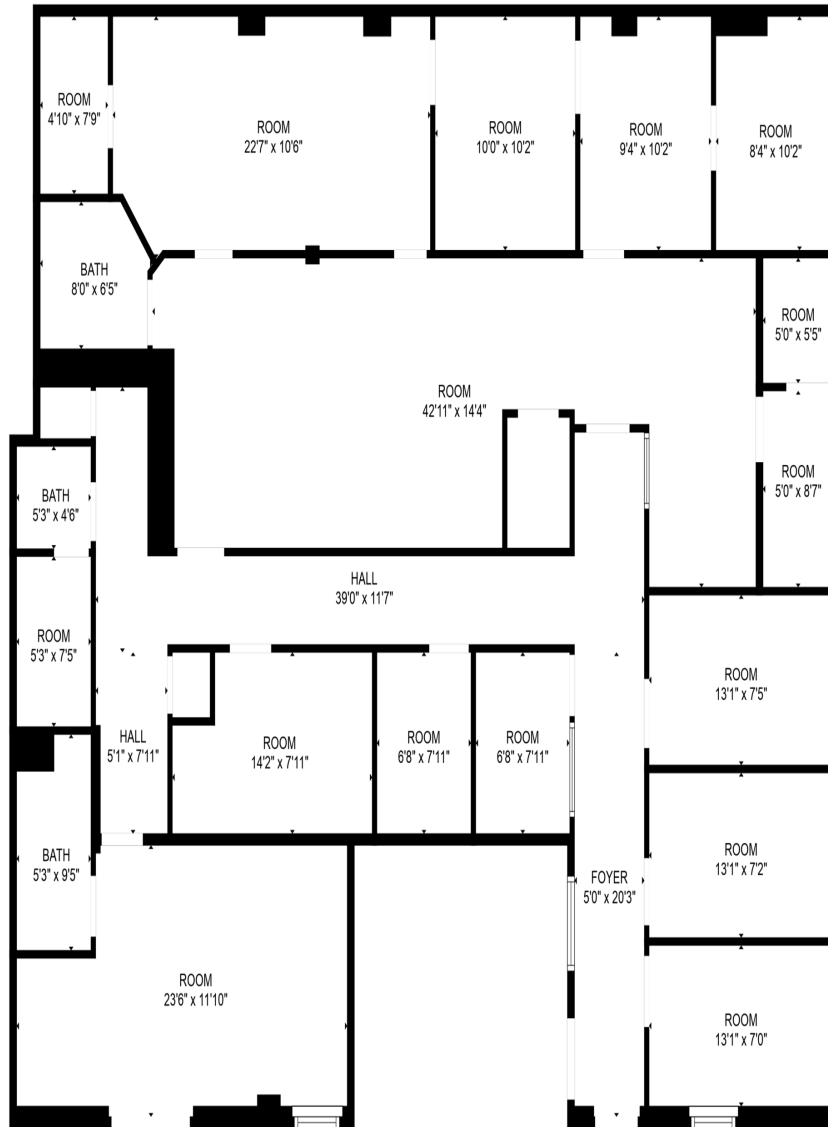
Excellent location, conveniently located with close proximity to I-684, Saw Mill River Parkway, Route 35/202, Route 22, Route 100 and Route 117. In addition, close to the Katonah train station. Corner of Route 22 and Route 35 with great visibility as well as accessibility.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

Additional Photos



3,000 sq. ft. Floor Plan



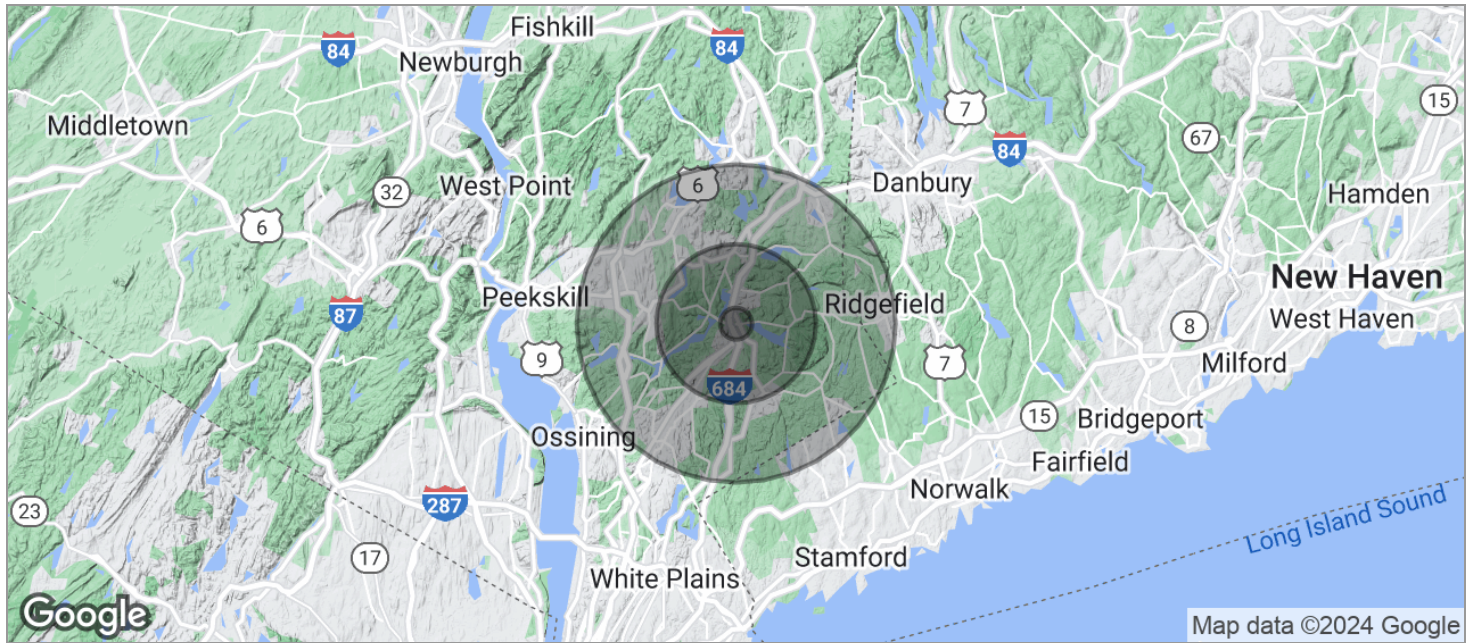
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OFFICE BUILDING FOR LEASE

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,238	38,597	183,611
MEDIAN AGE	41.8	42.5	43.3
MEDIAN AGE (MALE)	42.2	40.6	42.4
MEDIAN AGE (FEMALE)	41.0	42.8	43.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	412	12,984	64,383
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$235,609	\$176,253	\$175,022
AVERAGE HOUSE VALUE	\$846,391	\$790,191	\$687,164

* Demographic data derived from 2020 ACS - US Census