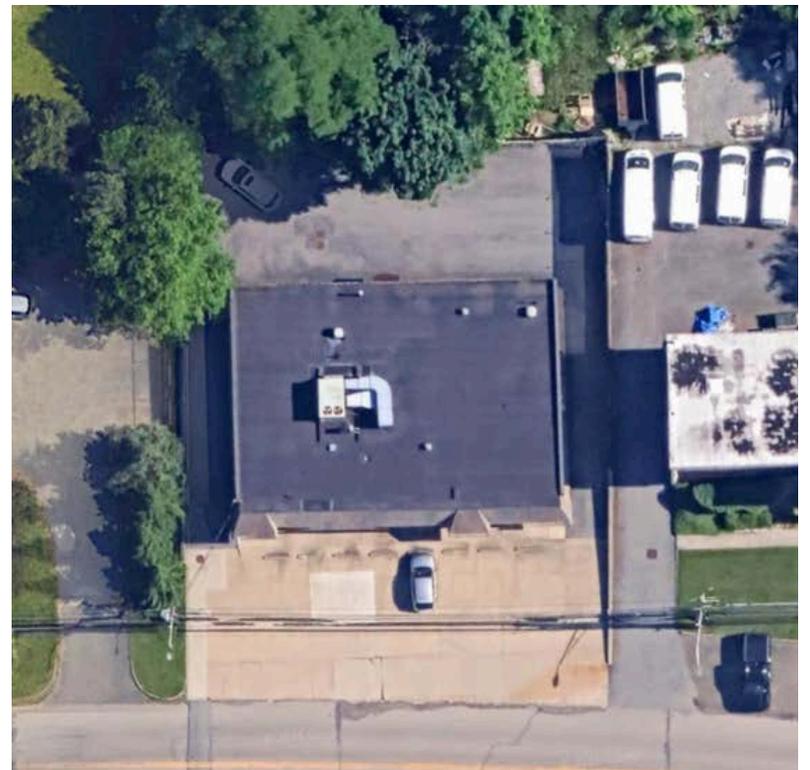


# 629 OLD WHITE PLAINS RD. TARRYTOWN, NY

**For Lease:**

**+/- 4,000 SF Stand Alone Office /  
Commercial Building!**

***Ideal Opportunity for Corporate Office Headquarters with an  
Adaptable Layout Suitable for Multiple Commercial Uses***



**Exclusively  
Marketed By:**



**Michael P. Rao**  
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**Frank M. Rao**  
914-602-4140  
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**New York Commercial  
Realty Group, LLC**  
nycrgroup.com



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# Property Overview



Total Building Square Footage: **+/- 4,000 SF**



Unique Stand-Alone Building with Outstanding Regional Access to the Tri-State Area



Ample Onsite Parking for +/- 16 vehicles and possibly more



2 Entrances on the Front Facade with One on Each Side. Single Story Building (No Stairs)



Building Dimensions: 77' x 52'



Excellent Frontage & Visibility



Gas Roof Top Units for Heat and AC.



All Usable Space (No Loss Factor)



+/- 1 Mile to I-87, I-287 & Sprain Brook Parkway



+/- 2.5 Miles to the Tarrytown Metro North Train Station



**ASKING LEASE PRICE: \$35 PSF MODIFIED GROSS + UTILITIES**

*All information contained herein, including but not limited to zoning, building size, square footage, permitted uses, and development potential, is not guaranteed. Prospective tenants should conduct their own independent investigations and verify all information with appropriate governmental authorities and professionals.*



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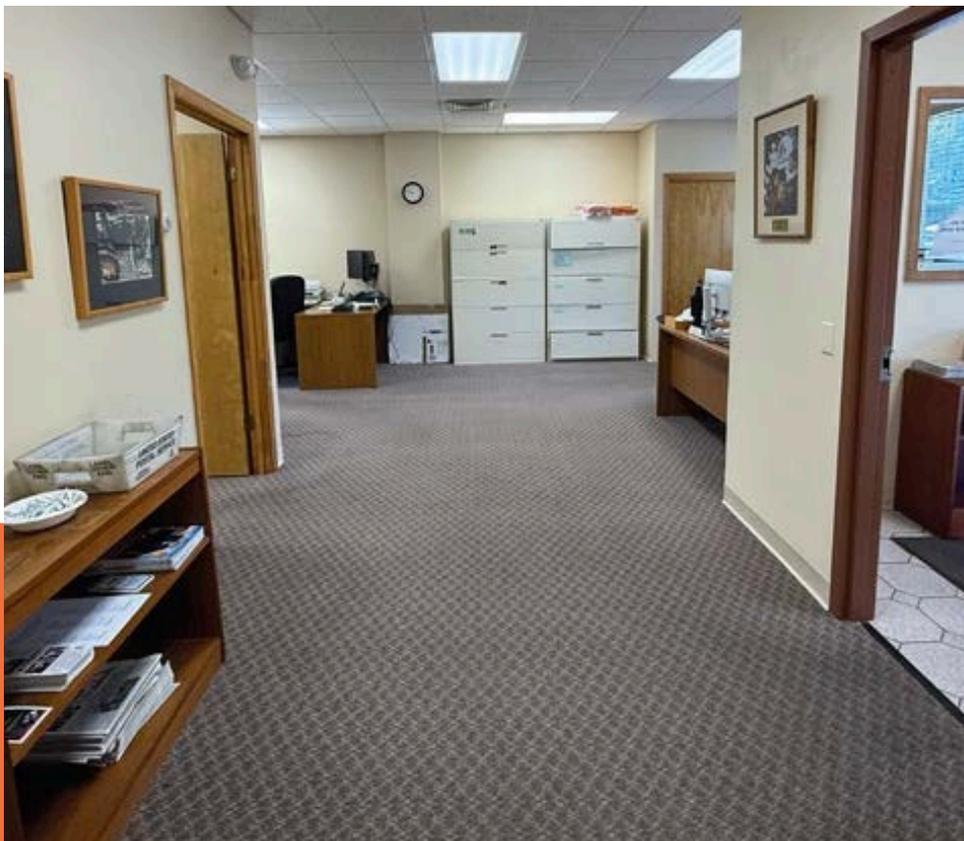
Map





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## 629 OLD WHITE PLAINS RD. TARRYTOWN, NY



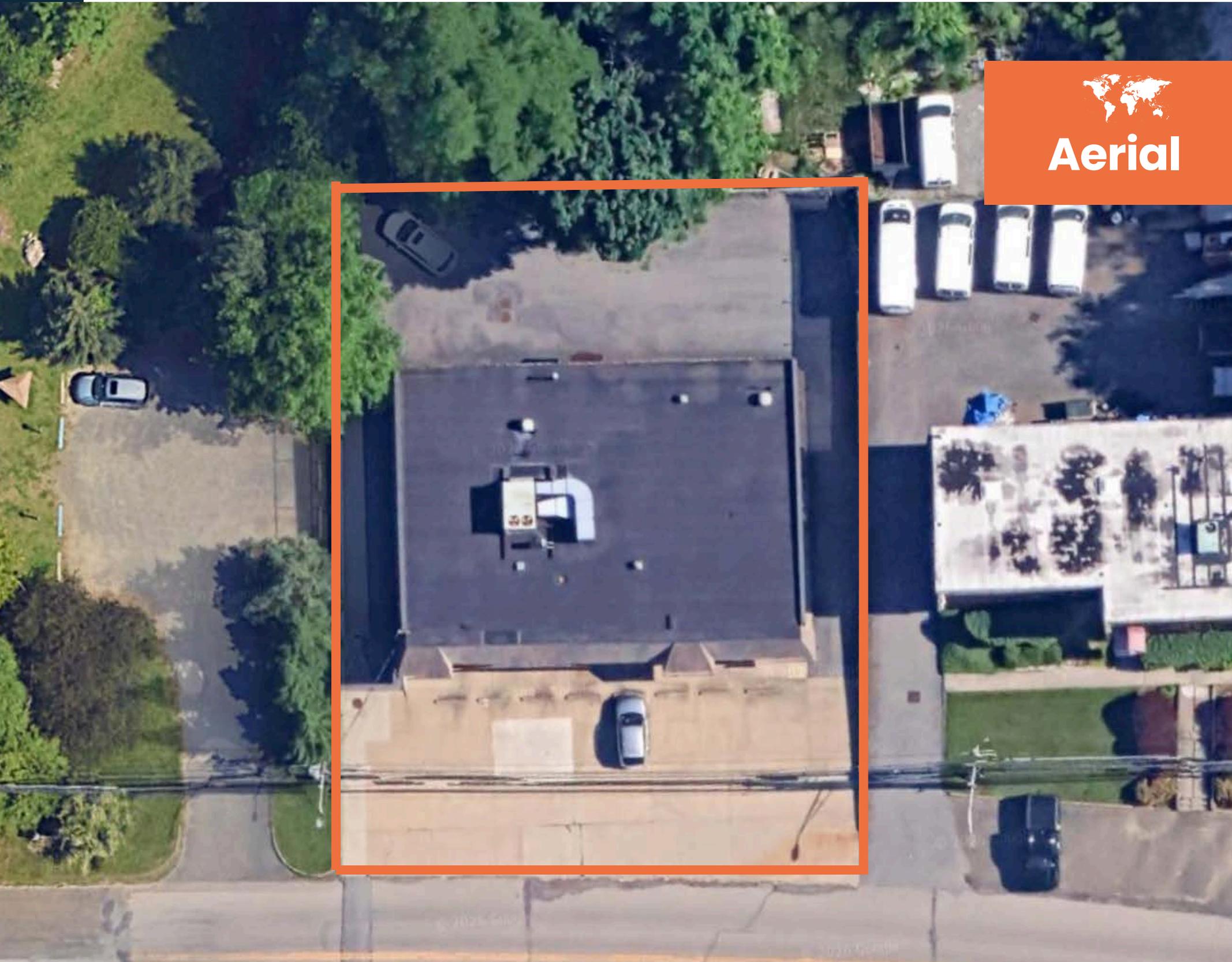


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## 629 OLD WHITE PLAINS RD. TARRYTOWN, NY



**Aerial**





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# Confidentiality and Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from New York Commercial Realty Group, LLC and it should not be made available to any other person or entity without the written consent of New York Commercial Realty Group, LLC

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to New York Commercial Realty Group, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. New York Commercial Realty Group, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any prospective purchasers or tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, New York Commercial Realty Group, LLC has not verified, and will not verify, any of the information contained herein, nor has New York Commercial Realty Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All prospective purchasers or tenants must take appropriate measures to verify all of the information set forth herein. Prospective purchasers or tenants shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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