

400
EXECUTIVE BLVD.

SYNOPSIS

Ossining Union Free School
District Offices

FOR SALE

400 Executive Boulevard

Ossining, NY 10523

Central Westchester County
Business Park



HOULIHAN LAWRENCE
COMMERCIAL



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400 Executive Boulevard

OSSINING, NY 10523

28,284

SQUARE FEET

\$6,299,000

ASKING PRICE

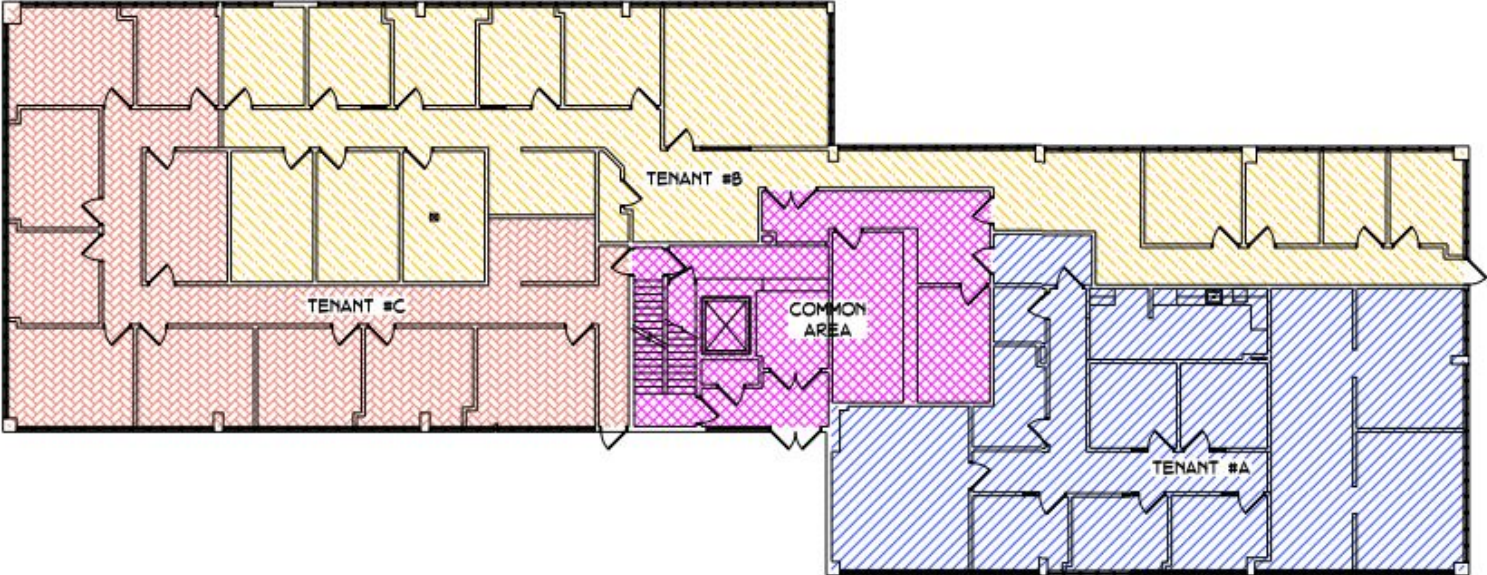
This Class “B” office building is situated in Central Westchester County, within the Town of Ossining at 400 Executive Blvd. The three-story building spans 28,284 square feet on a 2.16-acre lot and is part of the Central Westchester Business Park, offering a true suburban office park setting. The property is 100% leased and is well-maintained, along with the surrounding grounds. The zoning for the area is O-RB (Office Research Business), which permits various uses including business and professional offices, research, design and development laboratories, government-owned and operated facilities, child-care and elder-care centers, health clubs and spas, fully enclosed eating and drinking establishments, recreation facilities, and personal service establishments.

Please call for additional information.





TYPICAL FLOOR PLAN



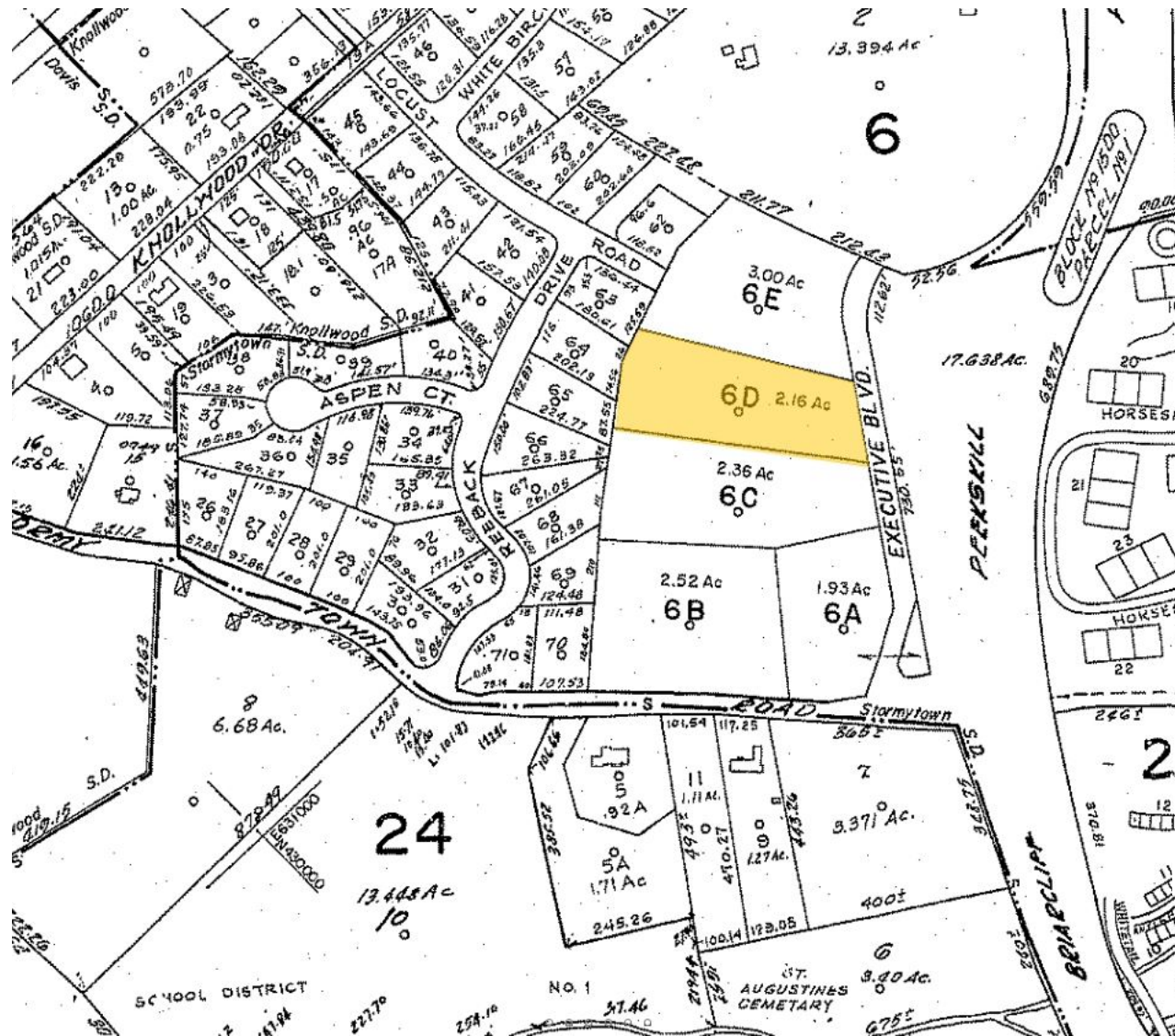
OPTION #1	
LOAD FACTOR=COMMON AREA/GROSS AREA 1,082 SQ.FT./ 9,377= 1.11	
TENANT #A -	2,439 S.F. NET AREA X1.11 S.F. LOAD FACTOR 2,707 S.F. RENTABLE AREA
TENANT #B -	3,085 S.F. NET AREA X1.11 S.F. LOAD FACTOR 3,425 S.F. RENTABLE AREA
TENANT #C -	2,307 S.F. NET AREA X1.12 S.F. LOAD FACTOR 2,561 S.F. RENTABLE AREA



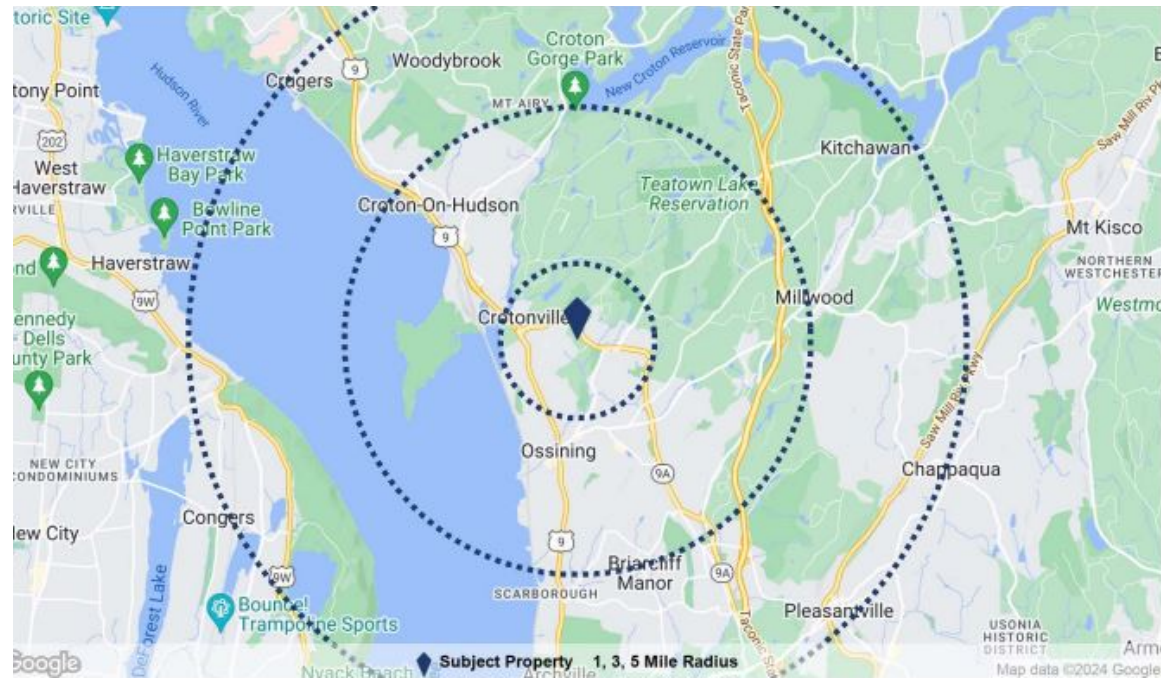
INCOME AND EXPENSE

Houlihan Lawrence Commercial					
Income & Expense Statement					
400 Executive Blvd	Asking \$	\$ 6,600,000.00			
Ossining , NY 10510	\$ / SF				
	Cap Rate	6.75%			
INCOME	Square	Rent	Monthly	Yearly	
Tenants	Footage	\$ / SF	Rent	Rent	Comments & Assumptions
Ossining School	20466		\$ 46,171.66	\$ 554,059.92	Lease Exp-June 30th 2027
Synopsis	3500		\$ 6,092.00	\$ 73,104.00	Lease Exp-August 2025
T-Mobile (Roof Rental)			\$ 3,263.69	\$ 39,164.28	
Total Sq.Ft					
% Vacancy	0.00%				
Total Vacancy					
Gross income 2024			\$ 55,527.35	\$ 666,328.20	
EXPENSES			Monthly	Yearly	Comments
Garbage			\$ 439.86	\$ 5,278.32	
Insurance			\$ 1,463.84	\$ 17,566.08	
Tax (School)			\$ 6,095.88	\$ 73,150.56	
Tax County)			\$ 2,953.52	\$ 35,442.24	
Water			\$ 91.66	\$ 1,099.92	
Pest Control			\$ 205.91	\$ 2,470.92	
Landscape (Incl Snow Plow)			\$ 500.00	\$ 6,000.00	
Cleaning			\$ 2,083.33	\$ 24,999.96	
Electric (Con Edison)			\$ 849.00	\$ 10,188.00	
Communication(Verizon)			\$ 110.00	\$ 1,320.00	
Fire Inspection			\$ 108.33	\$ 1,299.96	
Alarm System			\$ 295.00	\$ 3,540.00	
Back flow Inspection			\$ 54.16	\$ 649.92	
Elevator Maintenance			\$ 372.00	\$ 4,464.00	
Maintenance - Mgmt %			\$ 2,776.38	\$ 33,316.56	
Gross Expenses				\$ 220,786.44	
N.O.I.				\$ 445,541.76	
All information is from sources deemed reliable and is submitted subject to errors,omissions,change of price , rental sale and withdrawal without notice					

PLAT MAP



DEMOGRAPHIC SUMMARY



Population	1 Mile	3 Mile	5 Mile
2024 Population	8,774	44,522	76,968
2029 Population	8,555	43,319	75,309
Pop Growth 2024-2029	(2.5%)	(2.7%)	(2.2%)
2024 Average Age	45	42	42
Households			
2024 Households	3,283	16,120	27,439
2029 Households	3,194	15,659	26,784
Household Growth 2024-2029	(2.7%)	(2.9%)	(2.4%)
Median Household Income	\$124,057	\$118,641	\$136,858
Average Household Size	2.5	2.6	2.7
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$472,816	\$537,640	\$638,612
Median Year Built	1975	1961	1963

Source: CoStar



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TRAFFIC COUNTS



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Briarcliff-Peekskill Parkway	Deer Run Ln	0.03 NE	2022	34,037	MPSI	.26
2 Hawkes Ave	Briarcliff-Peekskill Pkwy	0.02 N	2022	2,152	MPSI	.34
3 Hawkes Ave	Briarcliff-Peekskill Pkwy	0.02 N	2021	2,172	MPSI	.34
4 Hawkes Ave	Whitetail Cir	0.02 S	2022	2,687	MPSI	.34
5 Hawkes Ave	Whitetail Cir	0.02 S	2018	2,668	MPSI	.35
6 Hawkes Ave	Whitetail Cir	0.01 NW	2022	1,091	MPSI	.35
7 Hawkes Ave	Kitchawan State Rd	0.05 N	2022	2,230	MPSI	.36
8 Hawkes Ave	Kitchawan State Rd	0.05 N	2021	2,254	MPSI	.36
9 Cedar Ln	Briarcliff-Peekskill Pkwy	0.08 E	2022	562	MPSI	.36
10 Briarcliff-Peekskill Pkwy	Hawkes Ave	0.05 W	2018	1,090	MPSI	.39

Source: CoStar



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Discover Ossining



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37,702
POPULATION

30
MILES TO NYC

3.0
SQUARE MILES

TOWN OF OSSINING

Ossining is situated about 30 miles from mid-Manhattan, nestled on the banks of the Hudson River. The town of Ossining is built on terraced hills overlooking the Hudson River, with views of Hook Mountain, High Tor, and on a clear day, the towers of Manhattan.

In 1685 Frederick Philipse bought the land from the Sint Sinck Indians; in 1812 the Village of Sing Sing was incorporated, and in 1846, on the advice of an eminent Indian authority, the town was christened "Ossining". Due to the history of the villages, a number of Ossining structures are on the National Register of Historic Places.

PARKS & RECREATION

Ossining has an extensive recreation program for all age groups, including a summer day camp for local children. The Ossining Village Fair is held each year, bringing everyone together for a day of fun and food. There is also a seasonal weekend Farmer's Market. Cedar Lane Park, one of many in the area, features 29 acres of walking trails, an athletic field, and community garden. The Teatown Reservation, a 780-acre preserve and nature center, offers over 14 miles of hiking trails and a 33-acre lake. There are three boat clubs: Shattamuc, Ossining Boat and Canoe Club, and Canoe Club, Inc.

THE LIFESTYLE

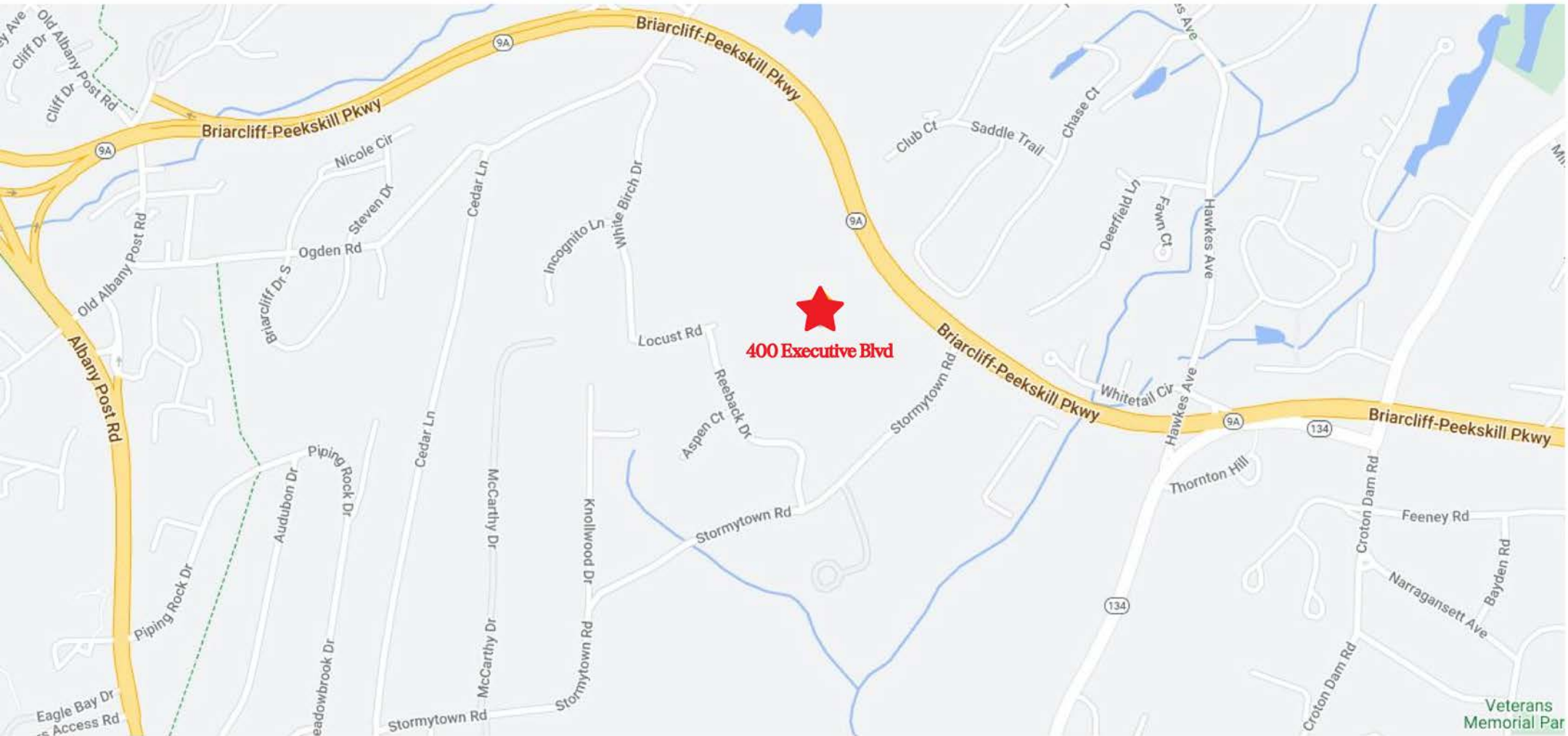
In the warm months, a popular Farmer's Market offers artisanal cheeses, organic produce, plants, homemade baked goods and more.

EDUCATION

In addition to Ossining's public schools, there are three parochial schools in the area that include kindergarten through eighth grade. The Ossining High School, offers students a variety of enrichment opportunities, including two high school programs which offer college-level courses.



AREA MAP



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**LOCAL MARKET KNOWLEDGE.
WORLD CLASS CONNECTIONS.**

CONTACT ME FOR MORE INFORMATION



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