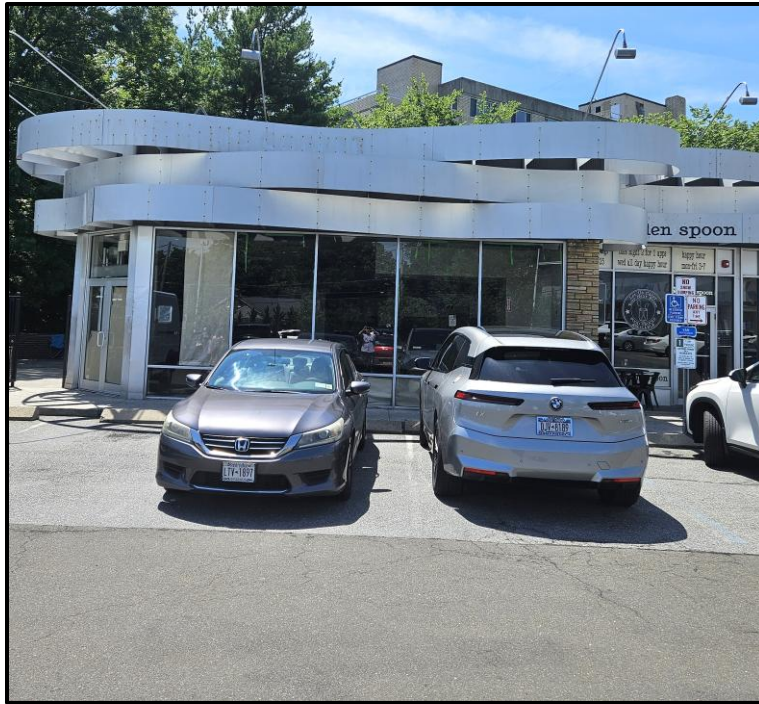


**1278-1280 North Avenue, New Rochelle, NY**

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## **OFFERED FOR LEASE**



- **Wykagyl Shopping Center**
- **Northern Westchester Retail Space For Lease**
- **1,852 Square Feet Plus Patio and Basement Space**
- **Ample Off Street Free Parking**
- **Center Neighbors Include W. P. Hospital and CVS**
- **Former Starbucks Location**
- **In Town Location - Walk to Restaurants and Shops**

**Please See Page Two for Rate and Conditions  
Separately Metered Utilities**

**CONTACT EXCLUSIVE BROKER  
BOB CASCELLA 203-731-7492**

**Grove Street Realty Advisors**  
**54 Danbury Road, Suite 410 Ridgefield, CT 06877**

## **TERMS AND CONDITIONS**

### **1. PREMISES:**

1278–1280 North Avenue, New Rochelle, New York, within the Wykagyl Shopping Center.

- (a) Consist of the first-floor retail space with basement underneath and use of outdoor patio.
- (b) Premises contain approximately 1,852 rentable square feet.
- (c) Premises shall be delivered in “as-is” condition, subject to Owner’s obligations.

### **2. BASE RENT:**

- (a) Base Rent shall be \$55.00 per rentable square foot on a triple net basis.
- (b) Annual 3% increases

### **3. ADDITIONAL RENT: (2026 \$20.00 PSF)**

- (a) Tenant shall pay its proportionate share 4.73% of real estate taxes.
- (b) Tenant shall pay its proportionate share 4.73% of CAM.
- (c) Tenant shall pay its proportionate share 4.73% of insurance.

### **3B. UTILITIES**

- (a) All utilities shall be in tenants name before keys are delivered

### **4. TERM:**

- (a) Lease term shall be not less than five (5) years nor more than ten (10) years.

### **5. USE:**

- (a) Permitted uses include retail and food service.
- (b) Uses must be consistent with a first-class shopping center.

### **6. TENANT IMPROVEMENTS:**

- (a) Tenant responsible for improvements (subject to owner’s written approval).

### **7. RENT COMMENCEMENT:**

- (a) Rent shall commence upon opening (subject to owner’s approval).
- (b) Free base rent, if any, shall be limited.
- (c) NNN and utilities shall be paid by tenant throughout any free rent period.

### **8. SECURITY DEPOSIT:**

- (a) Security deposit shall be 3–6 months of gross rent.

### **9. RENEWAL OPTIONS:**

- (a) Renewal options at fair market value.

**10. ASSIGNMENT AND SUBLETTING:**

(a) Subject to Owner's consent, in its sole discretion.

**11. OPERATING COVENANT:**

(a) Continuous operation required.

**12. SIGNAGE:**

(a) Subject to Landlord approval.

**13. PARKING AND ACCESS:**

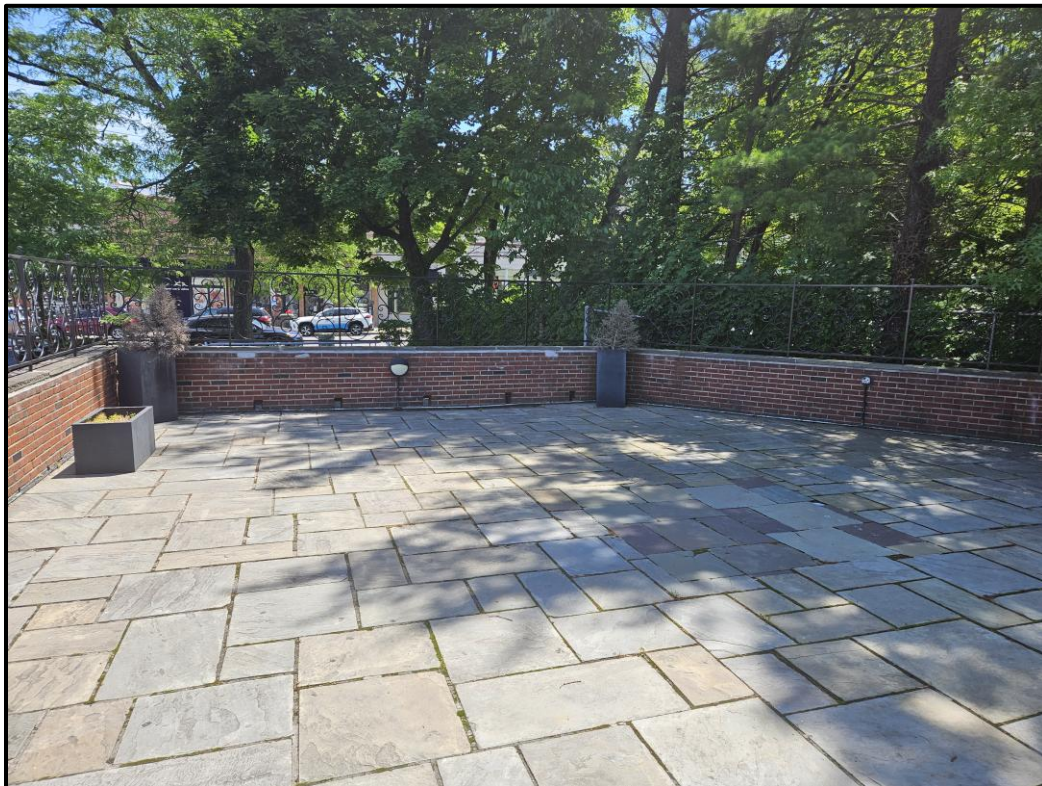
(a) Non-exclusive parking rights.

**14. INSURANCE:**

(a) Tenant shall maintain required insurance as defined by Owner's insurance agent.

**15. APPROVAL RIGHTS:**

(a) All leases subject to Owner's approval.



**PATIO**