

2nd Floor Office Space For Lease

**2B JOHN WALSH BOULEVARD
PEEKSKILL, NY**

FOR LEASE: \$18/PSF PLUS \$3 ELECTRIC



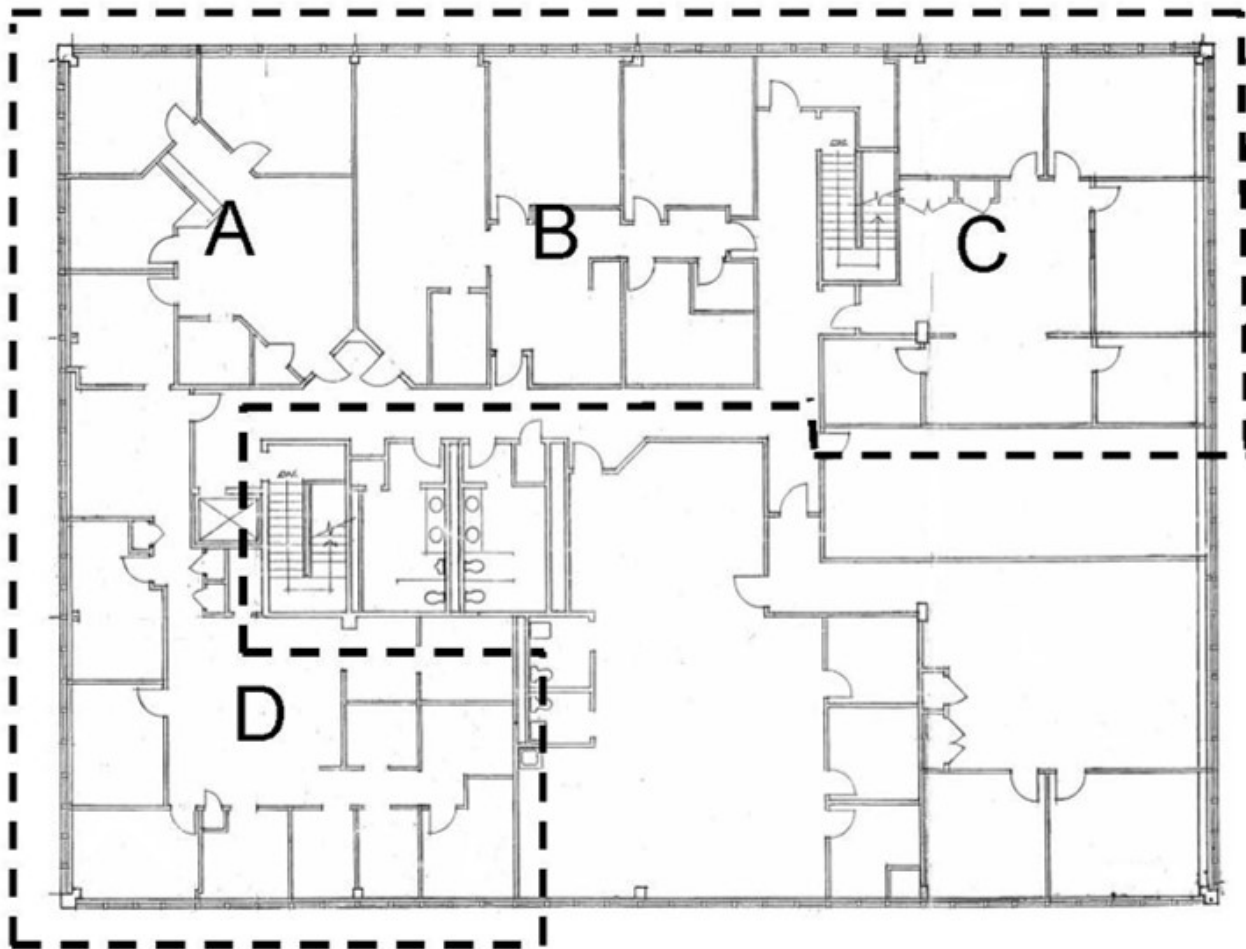
2B John Walsh Blvd, Peekskill, NY is located on the Southwest end of the city, with panoramic views of the Hudson River. If you are considering a satellite office for your business. Our location gives you a park like setting with train access to New York City. The Metro North Hudson line train station is within 3/4 mile. You can plug and play with several office configuration available. (see **Office Availability Plan attached**) Onsite parking makes our building a convenient alternative to Manhattan.

- Four individual office spaces for a total of 6,986 RSF.
- Three units are contiguous for a total 5,270 RSF
- Asking Rent \$18/RSF +\$3/SF Electric - Modified Gross
- Parking Ratio – 3 Cars /1,000
- Elevator Access
- Flex storage available
- All spaces shall be delivered “as is”
- Owner willing to build to suit for minimum 5-year lease
- Located directly behind Holiday Express at Charles Point

Floor Plan

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2B John Walsh Boulevard, Peekskill, NY 10566
FOR LEASE: \$18/PSF- MODIFIED GROSS

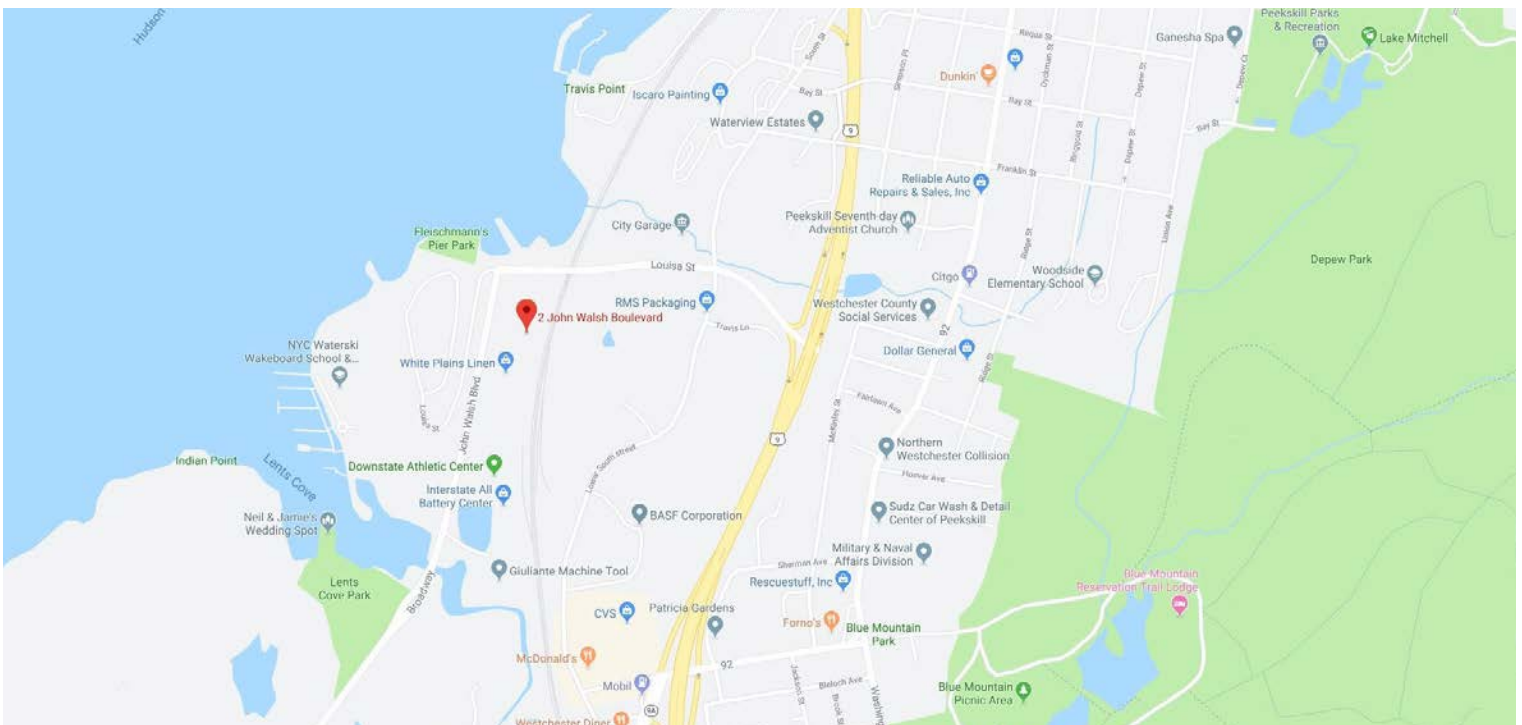
A	B	C	D
1300 RSF	1800 RSF	1716 RSF	2170 RSF

800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10573 • O. 914.798.4900

Aerial View and Regional Map

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