

OFFERING MEMORANDUM

WALK TO THE METRO NORTH TRAIN

BUILD TO SUIT OFFICE & MEDICAL SPACE/FREE PARKING
10 PEARL ST., PORT CHESTER NY 10573



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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PROPERTY FEATURES

NUMBER OF UNITS	1
BLOCKS TO METRO NORTH TRAIN	2
SPACE USE	Office / Medical
SPACE SF	2,500 - 5,000
BUILDING CLASS	A
ELEVATOR	Yes
LOSS FACTOR	Minimal
PARKING	Yes
HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes
LOCATION	Walking distance to restaurant row, retail shopping, the water front development and 1 Mile to I95 / I287
NOTES	Can divide the space to a minimum of 2,500sf

TENANT INFORMATION

ASKING LEASE PRICE	\$24.00 PSF
LEASE TYPE	Modified Gross

WALK TO THE METRO NORTH TRAIN

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