

CBRE

SUBLEASE SPACE AVAILABLE AT

# SOUTHEAST EXECUTIVE PARK

185 ROUTE 312, BREWSTER, NEW YORK



# Sublease Space 4,000 RSF

- Light-filled office suite
- Sublease thru January 31, 2040
- Immediate occupancy
- Asking price available upon request



## Building Features

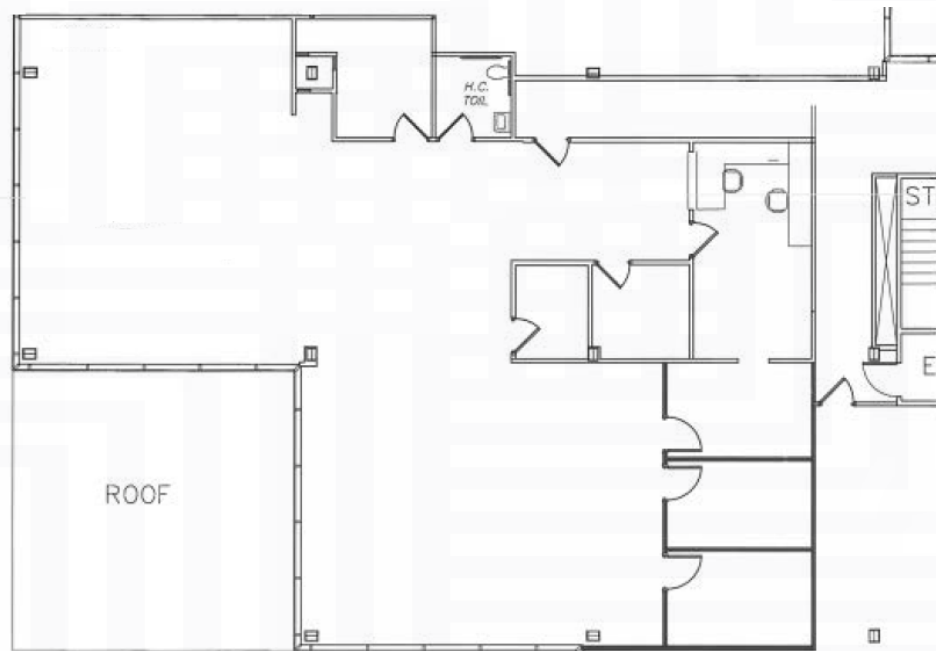
- 50,000 SF multi-specialty medical center building
- Specialties within the building include: Allergy, ENT, Internal Medicine, Pediatrics and Urgent Care
- Permitted Uses: Medical and administrative offices
- Ample onsite parking
- ADA accessible
- Direct access to I-84 and 684 interchange





## Space Layout

- Reception with work area and visitor seating
- Open area
- 2 Private offices/treatment rooms
- Restroom



# PARTIAL 3RD FLOOR FLOOR PLAN





# PROPERTY LOCATION & DEMOGRAPHICS

2024 Population: 41,604 residents within a 5 mile radius

- Centrally located within Putnam County between Carmel and Brewster
- Major retailers and restaurants within ½ mile
- ¼ mile from I-84 and 2 miles to I-684
- 3 miles to Brewster Metro-North Train Station
- 30 minutes to Westchester County Airport (HPN)



**Marshalls** **MATTRESS FIRM**  
**Michaels** **GAETANO** **PetSmart**  
Where Creativity Happens PIZZA CALZONE'S & RESTAURANT  
**depot** WINES & LIQUORS



**KOHL'S**  
**DeCicco & Sons**



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