



SCALZO
COMMERCIAL
NEW DEVELOPMENT

135 BEDFORD ROAD

135 Bedford Road | Armonk, NY 10504

For Lease



Property Summary

135 Bedford Road
135 Bedford Road | Armonk, NY 10504



PROPERTY DESCRIPTION

Discover the perfect space for your business at 135 Bedford Road, Armonk, NY, 10504. This contemporary property offers modern build-out modifications, high-speed internet connectivity, and a range of flexible floor plan options to suit your unique needs. With a move-in ready option and just a 1-month lead time for occupancy, this space provides convenience and efficiency. Experience ample parking for both tenants and guests, along with proximity to major transportation routes. Energy-efficient features ensure cost savings, while the customizable space offers the ideal canvas for your business vision. And don't miss out on the stunning views of the surrounding landscape. Welcome to a new level of leasing opportunity.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross)
Number of Units:	5
Available SF:	2,500 - 3,000 SF
Lot Size:	2 Acres
Building Size:	24,000 SF

PROPERTY HIGHLIGHTS

- Rent: \$24.00 PSF plus Utilities
- Modern build-out modifications available
- Move-in ready with a 1-month lead time for occupancy
- High-speed internet connectivity
- Flexible floor plan options
- Ample parking for tenants and guests
- Proximity to major transportation routes
- Energy-efficient features for cost savings
- Customizable space for unique business needs
- Stunning views of the surrounding landscape
- Convenient access to local amenities
- 5-year term with options

SPACES	LEASE RATE	SPACE SIZE
Second Floor - Suite 1	\$24.00 SF/yr	3,000 SF
Second Floor - Suite 2	\$24.00 SF/yr	2,500 SF
Second Floor - Suite 3	\$24.00 SF/yr	3,000 SF



LOCATION DESCRIPTION

Welcome to the vibrant business community surrounding this Armonk location. Situated in Westchester County, NY, the area offers an ideal blend of corporate professionalism and small-town charm. Just moments away, you'll find the prestigious Armonk Square, a bustling hub of dining, shopping, and community events. Additionally, the nearby North Castle Community Park provides a picturesque retreat for relaxation or team-building activities. For a productive work-life balance, the property's locale combines modern conveniences with a welcoming community atmosphere, creating an attractive destination for office tenants seeking a dynamic and connected environment.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	616	2,082	4,476
Total Population	1,696	5,701	11,897
Average HH Income	\$277,636	\$318,976	\$312,442

Property Details

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Lease Rate	\$24.00 SF/YR
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LOCATION INFORMATION

Building Name	135 Bedford Road
Street Address	135 Bedford Road
City, State, Zip	Armonk, NY 10504
County	Westchester
Market	Armonk
Cross-Streets	Maple Ave
Township	North Castle
Road Type	Highway
Market Type	Medium
Nearest Highway	I-684
Nearest Airport	Westchester Airport

BUILDING INFORMATION

Building Size	24,000 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	2
Average Floor Size	12,000 SF
Year Built	2009
Year Last Renovated	2015
Gross Leasable Area	24,000 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1
Foundation	Masonry
Office Buildout	Office

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CB
Lot Size	2 Acres
APN #	108.03-1-44
Power	Yes

PARKING & TRANSPORTATION

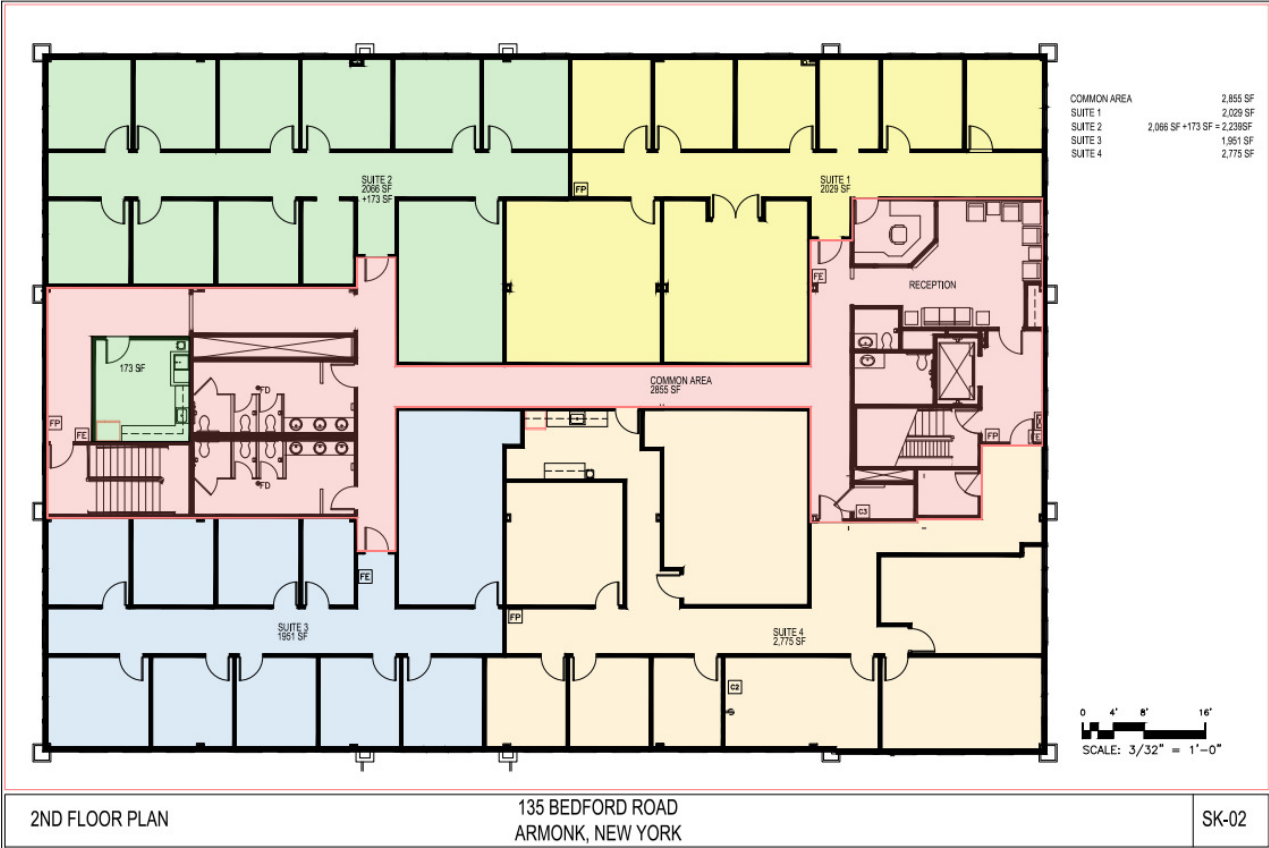
Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	100

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Leed Certified	Yes
Landscaping	Professional



Lease Spaces



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	2,500 - 3,000 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor - 2,315 SF	-	2,315 SF	Gross	\$24.00 SF/yr	-
Second Floor - Suite 1	Available	3,000 SF	Gross	\$24.00 SF/yr	-
Second Floor - Suite 2	Available	2,500 SF	Gross	\$24.00 SF/yr	-
Second Floor - Suite 3	Available	3,000 SF	Gross	\$24.00 SF/yr	-
Second Floor - Suite 4	-	3,330 SF	Gross	\$24.00 SF/yr	-

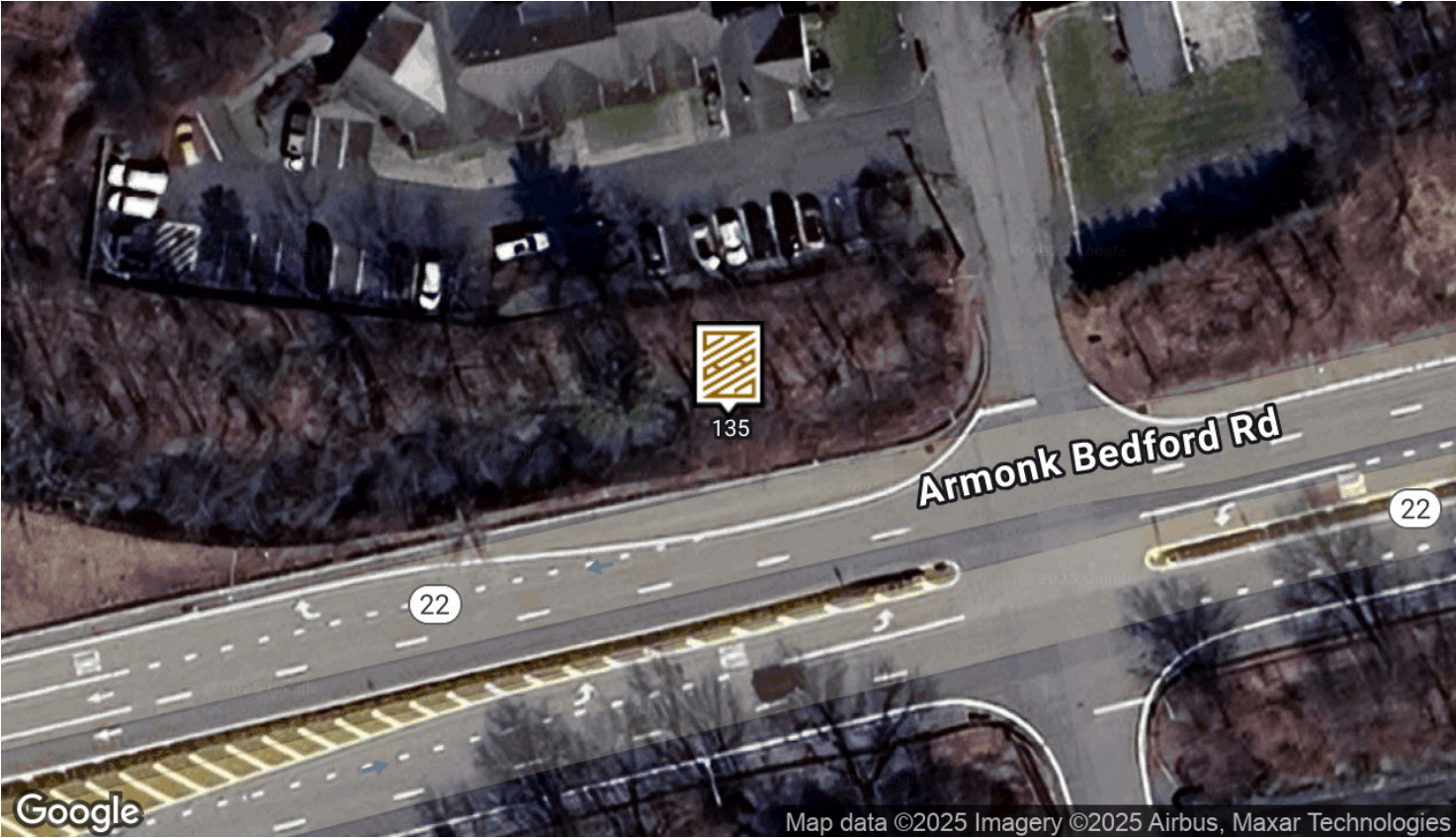
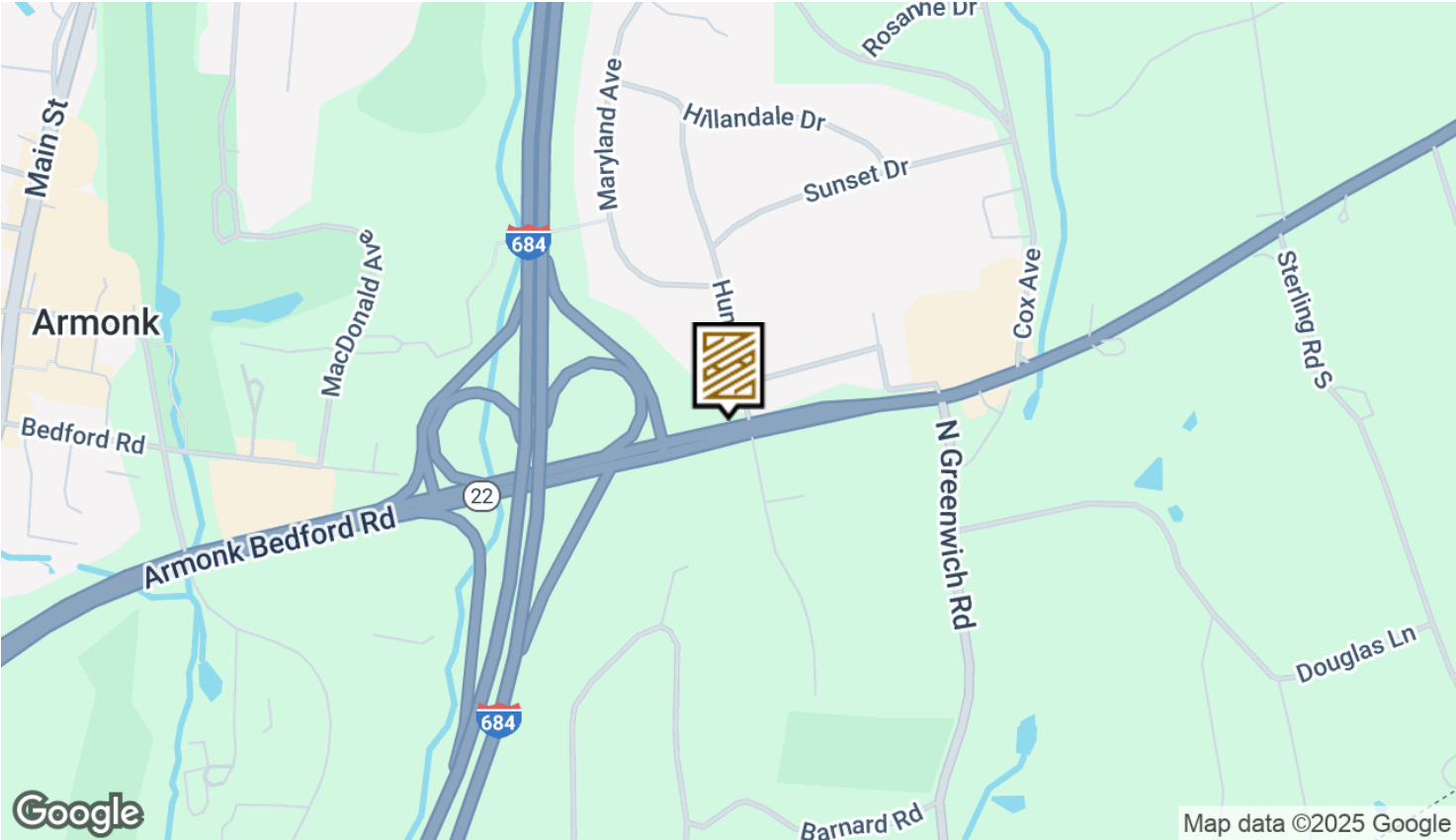
Additional Photos

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Location Map

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Agents Contact

**135 Bedford Road
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