

Offering Memorandum

ASKING PRICE
\$30/SF

The Bar Building - Office Space

2,550 sf Available for Sub Lease

3rd Floor Office Space



125 North Main Street - Office Suites 3A and 3B
Port Chester, N.Y.

SUB-LESSOR EXCLUSIVELY REPRESENTED BY
C.J. PAGANO & SONS, INC
420 WESTCHESTER AVENUE
PORT CHESTER - NEW YORK
914-939-1123

Executive Summary

Offering Memorandum For Lease - Sub Lease



Property Overview - The Bar Building - 125 North Main Street

- Located in the heart of downtown Port Chester, this sublease opportunity is situated at 125 North Main Street within the Village's Urban Center Character District (CD-5). The available space encompasses the entire third floor and consists of approximately 2,550 SF of office space, 24/7 access, with the flexibility to accommodate a single tenant or be divided into two separate suites for multiple users.
- The property offers convenient access to street parking and nearby municipal parking lots and is located just steps from the Port Chester Metro-North Station. A passenger elevator provides direct access from the lobby to the third floor, in addition to an interior staircase.
- The office suites feature views overlooking North Main Street, Willett Avenue, and Abendroth Avenue, along with private restrooms located within each available suite. In addition to the base rent, the Tenant is to pay utilities and 12% of the increase in property taxes, should those increase.

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npagano@cjpagano.com
Licensed Real Estate Broker

CHRIS KRZEMINSKI
914-447-8768
chrisk@cjpagano.com
Licensed Associate Broker

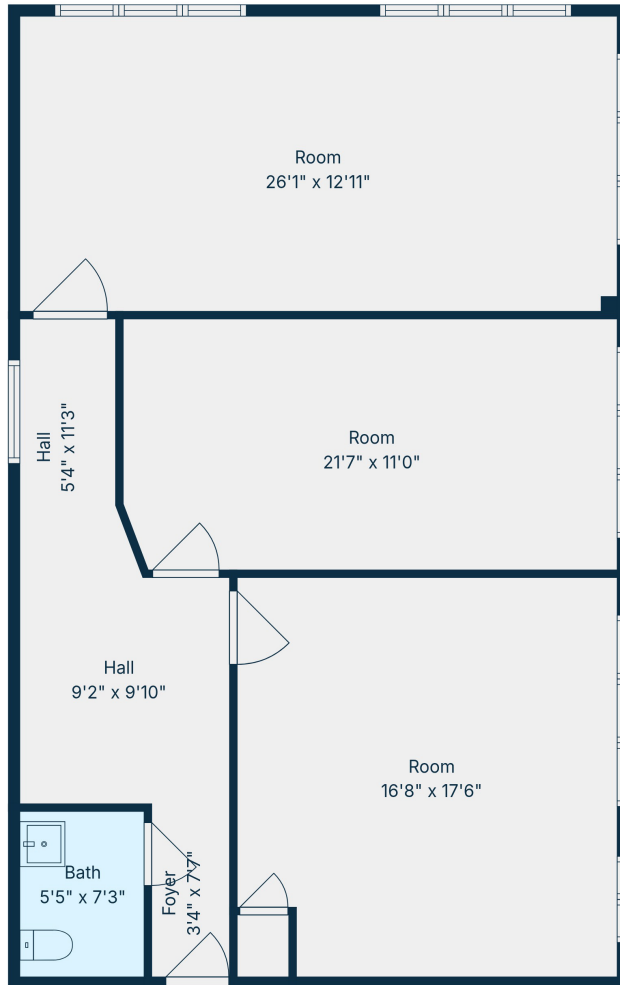
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Floor plan - Office Suite 3A

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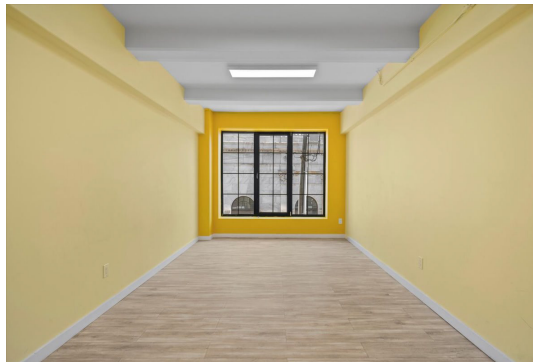
For Leas - Sub Lease

North Main Street



Willett Avenue

1,275 sf ±



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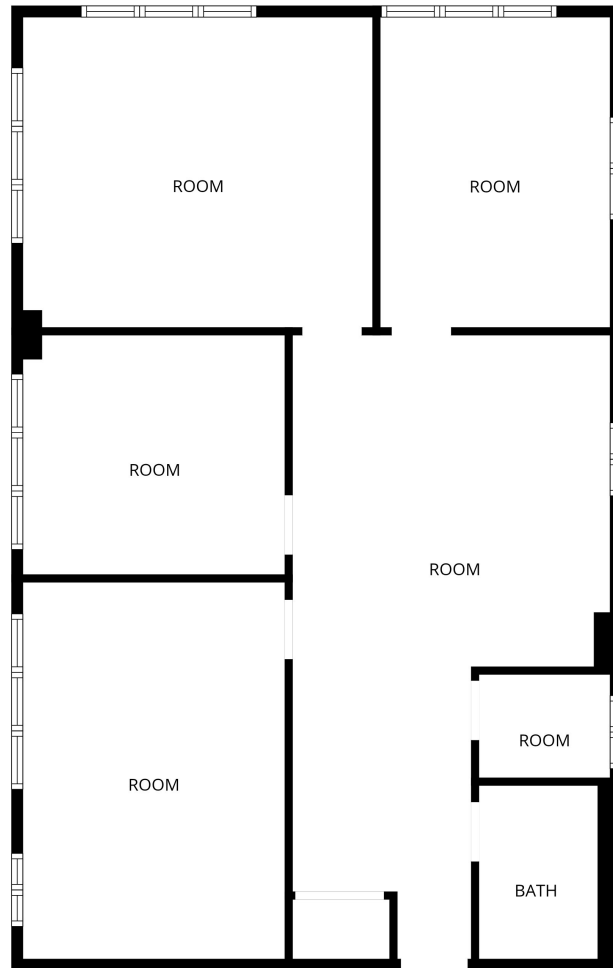
Floor plan - Office Suite 3B

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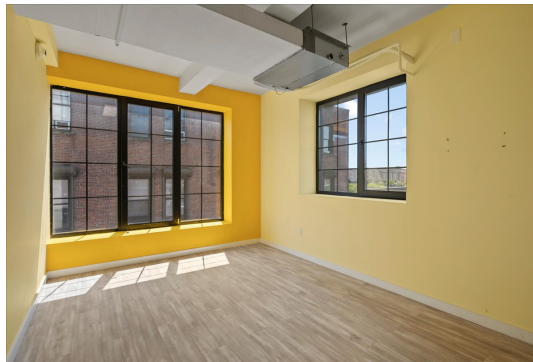
For Lease - Sub Lease

Abendroth Avenue

Willett Avenue



1,275 sf ±



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Location Highlights

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- Steps from the Port Chester Metro North Train Station (Travel time <40 minutes to NYC and short commute to Stamford, CT)
- Walking distance to shops, dining, and amenities in downtown Port Chester.
- Surrounded by major approved developments that are currently and will transform the Village in the coming years.
- Immediate access to I-95, I-287, Hutchinson Riverparkway and the Connecticut border.
- Positioned near the center of town in the middle of the Village's revitalization, offering unmatched access.
- Street parking and municipal parking available within walking distance.

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Contact Us

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Exclusive Representation

C.J. Pagano & Sons, Inc. is proud to represent the sublessor as the Exclusive Broker for this sub lease opportunity of Office space. With decades of experience and deep-rooted relationships in the Port Chester market, our firm has been entrusted to guide the disposition of this office site.

All inquiries and discussions regarding this sub lease shall be directed solely through our office.

Contact exclusive brokers Neil Pagano or Chris Krzeminski for further information.

Note: All of the information supplied above is taken from sources deemed to be reliable to the best of the sources knowledge and belief but is not guaranteed accurate. No warranty is expressed or implied and all information should be independently verified. The properties which are offered herein are subject to sale, change or withdrawal at any time without notice.

Exclusively Represented By



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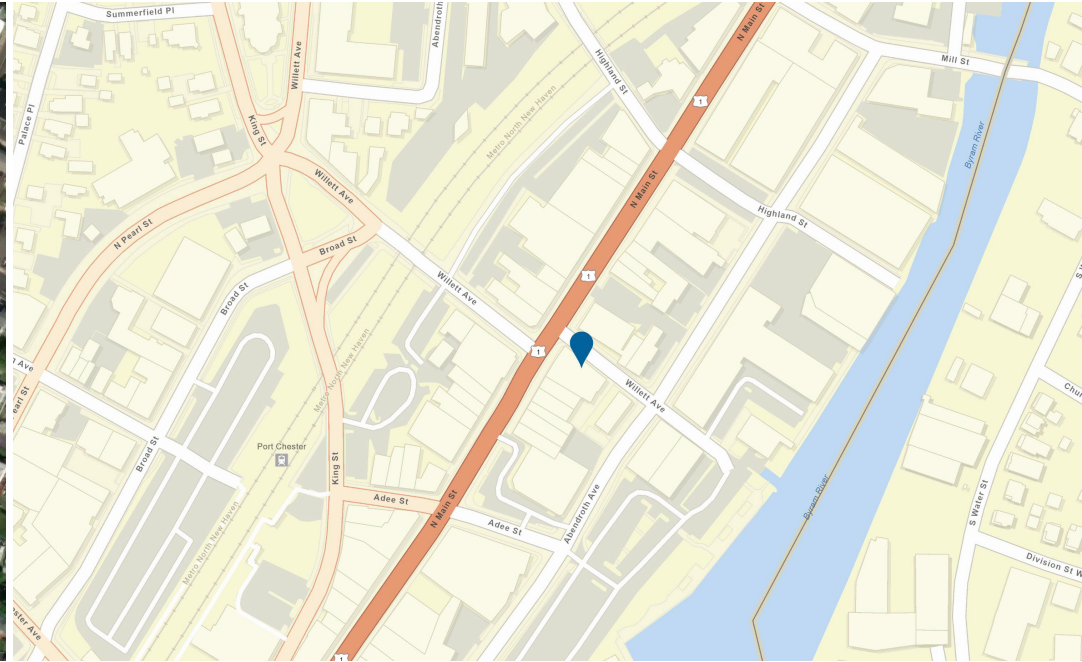
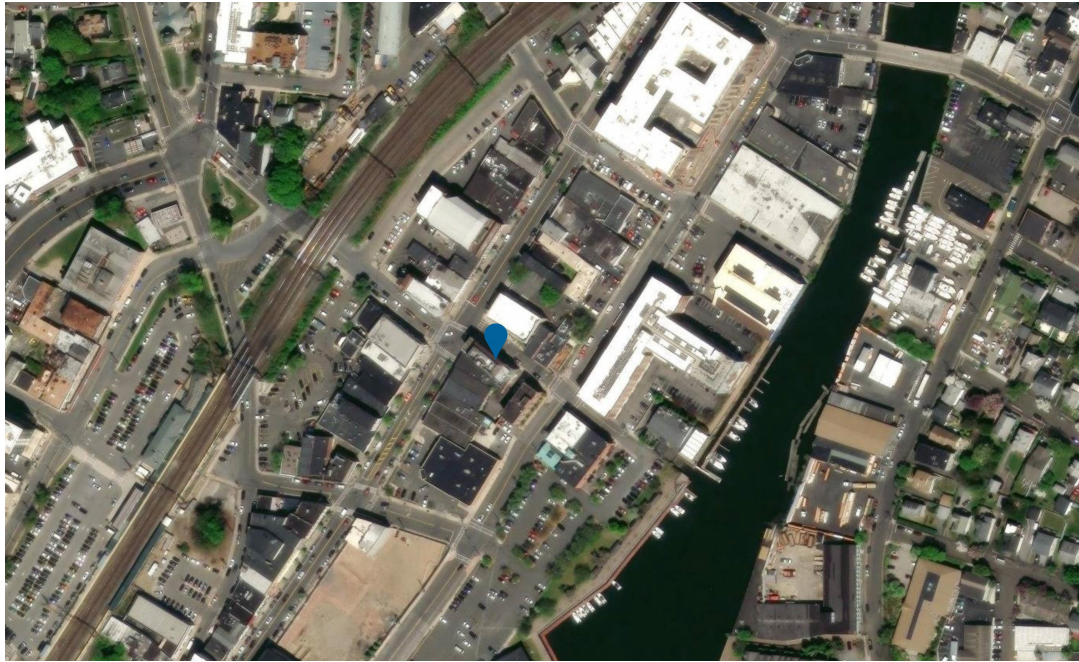
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Aerial & Location Map

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Port Chester, N.Y.

31,000
Population

5
Village Parks



2.3
Square Miles

27
Miles to NYC

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