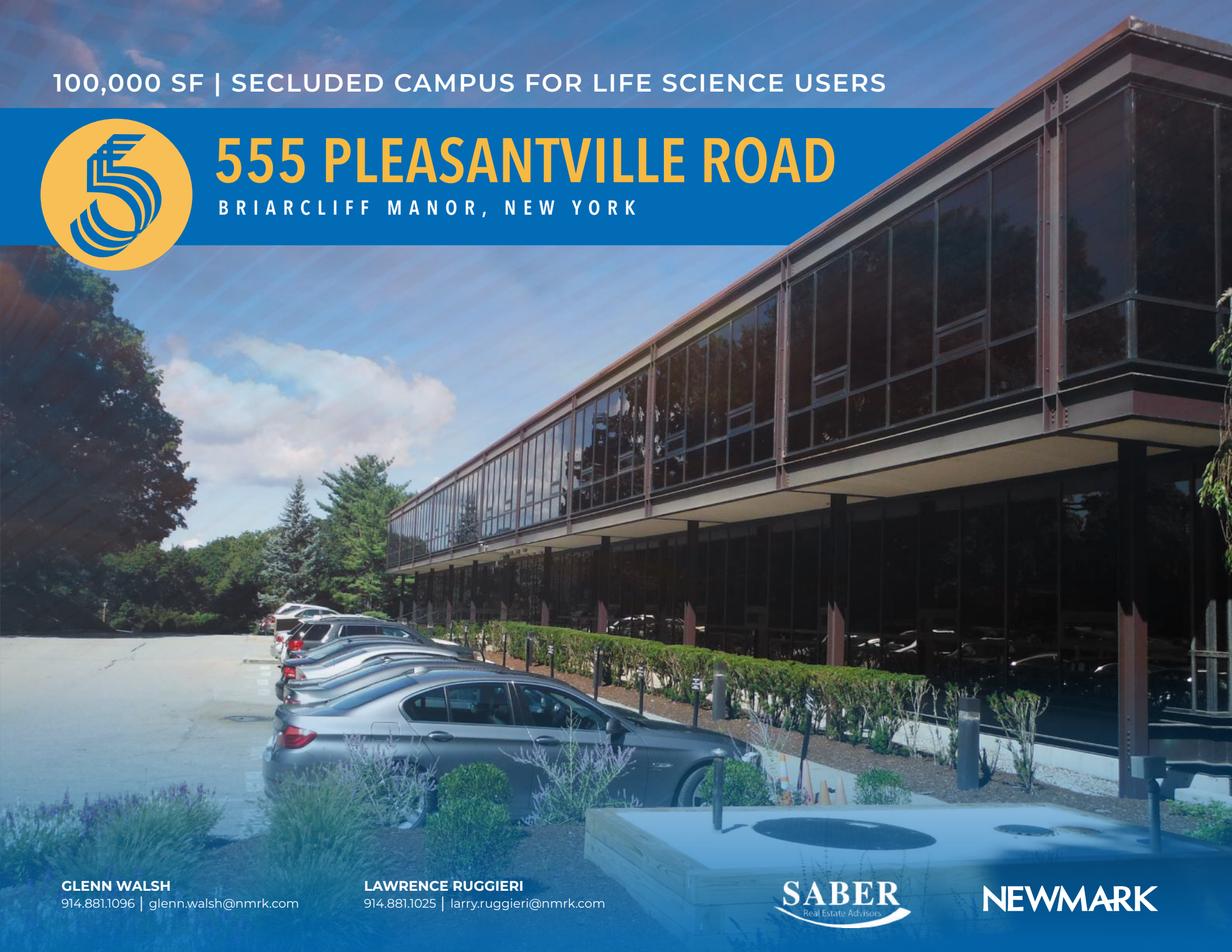


100,000 SF | SECLUDED CAMPUS FOR LIFE SCIENCE USERS



# 555 PLEASANTVILLE ROAD

BRIARCLIFF MANOR, NEW YORK



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**SABER**  
Real Estate Advisors

**NEWMARK**

# SPECIFICATIONS

## AVAILABILITY

1,890 – 100,000 RSF (Can be delivered vacant)

## RENTAL RATE

\$24.00/SF + electric

## POSSESSION

Immediate

## PROPERTY HIGHLIGHTS

- 6 building suburban corporate center with conference facility on 15+ acres
- Ideal site for life science users
- Easy access to public transportation and major highways to New York City
- Long or short term deals available
- Outdoor dining, green space, and cafeteria on site
- Two and three-story configuration with plenty of elevators, stairways, and parking
- All leases are completed on an expedited timeline
- Zoned for life science, medical and education



MANOR HOUSE



CONFERENCE CENTER (CAN BE DELIVERED VACANT)

# BRIARCLIFF MANOR, NY

## DEMOGRAPHICS

### Total Population

5 mile	101,108
10 miles	305,171
15 miles	804,314

### Population of 19-23 year-olds

5 mile	6,372
10 miles	18,564
15 miles	43,117

### Average Household Income

5 mile	\$193,639
10 miles	\$174,863
15 miles	\$165,204

### Total Households

5 mile	33,527
10 miles	111,764
15 miles	280,719

2021 numbers

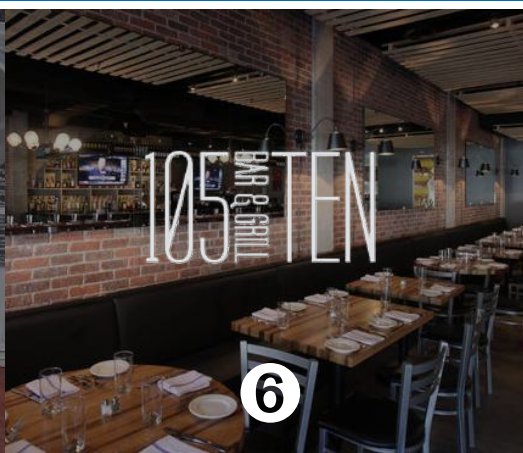
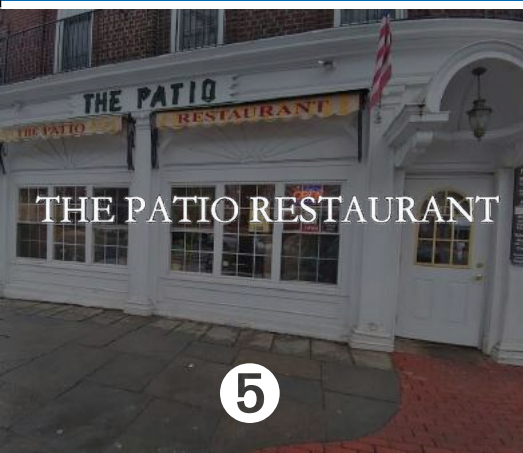
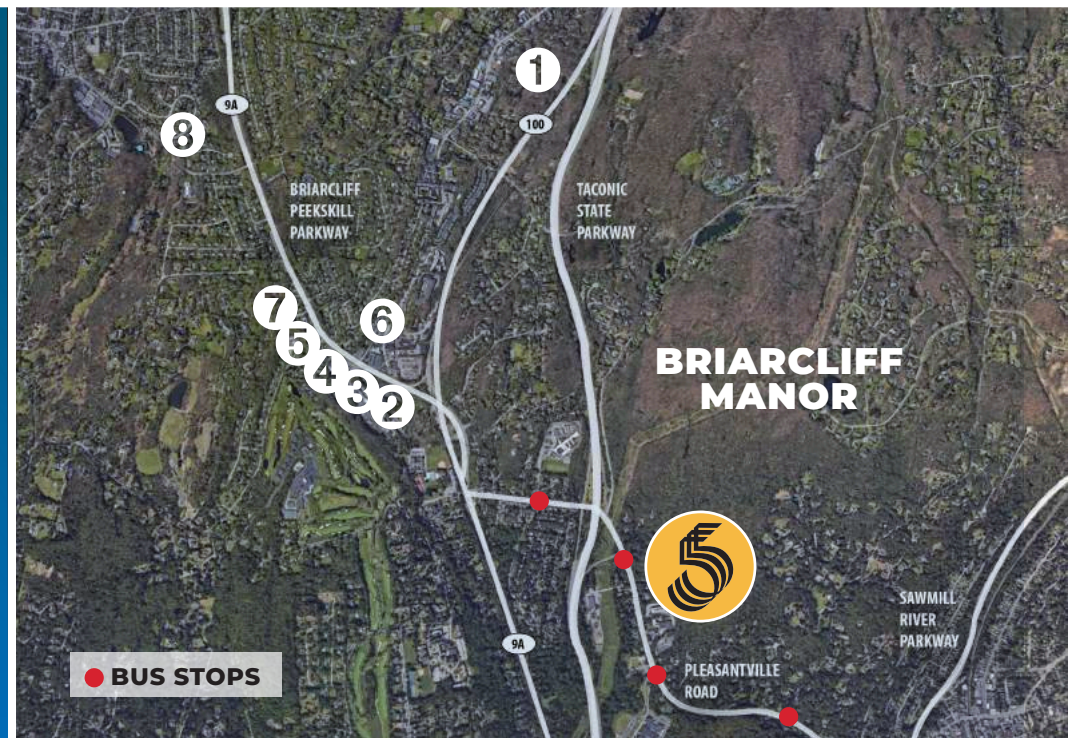
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# NEWMARK



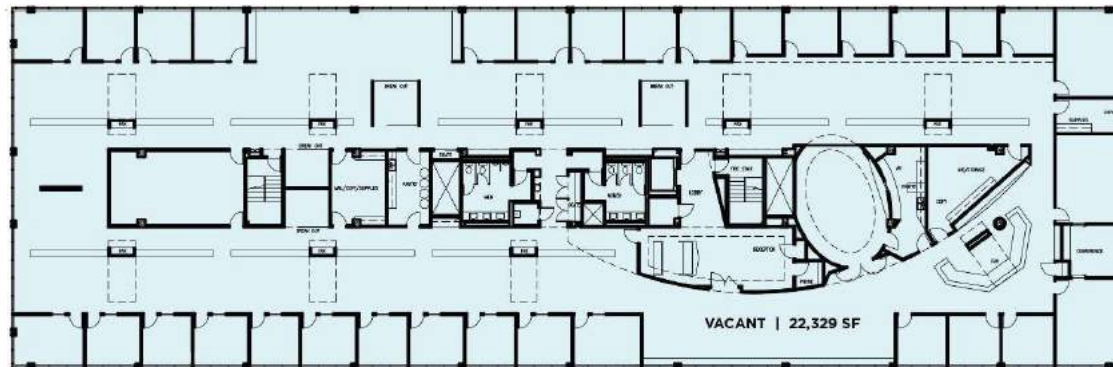


**ENJOY  
BRIARCLIFF  
MANOR**



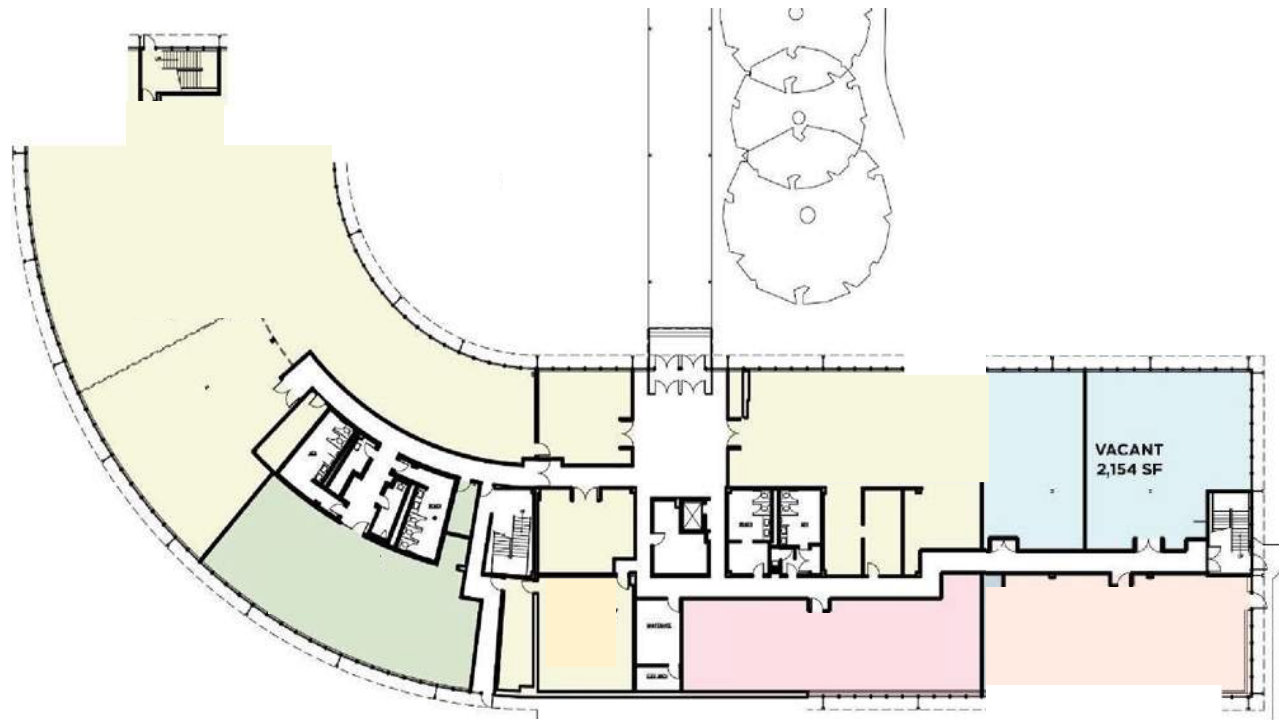
# FLOOR PLANS

## NORTH BUILDING



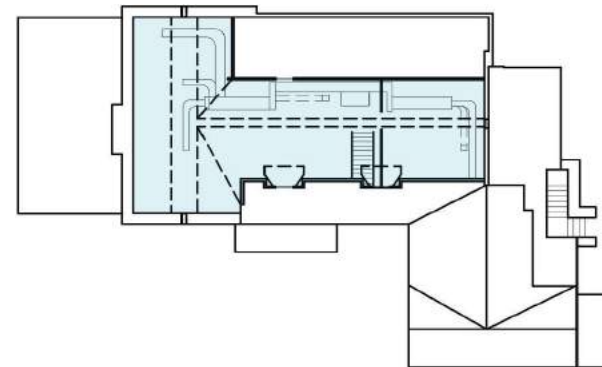
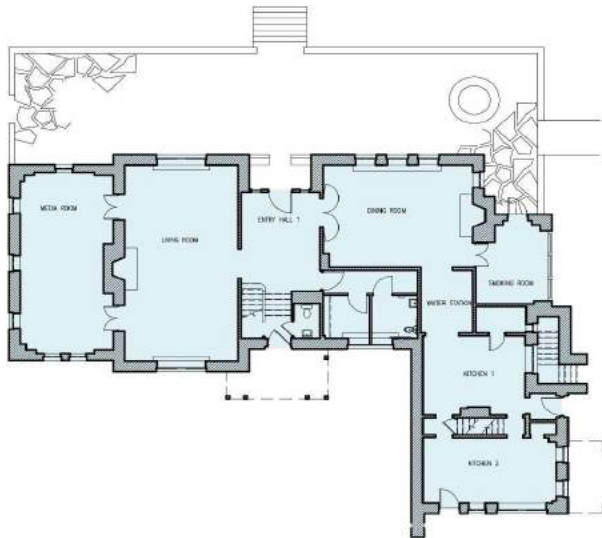
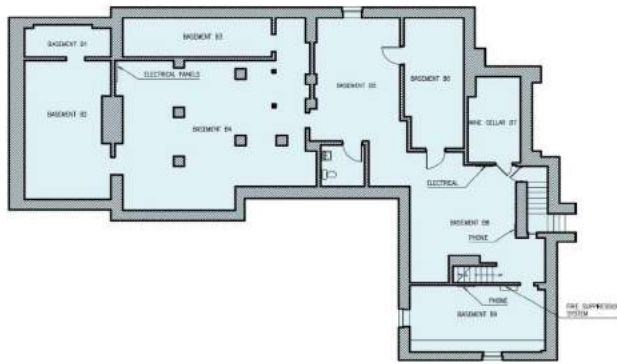
# FLOOR PLANS

SOUTH BUILDING



# FLOOR PLANS

MANOR HOUSE



# FLOOR PLANS

CONFERENCE CENTER

