

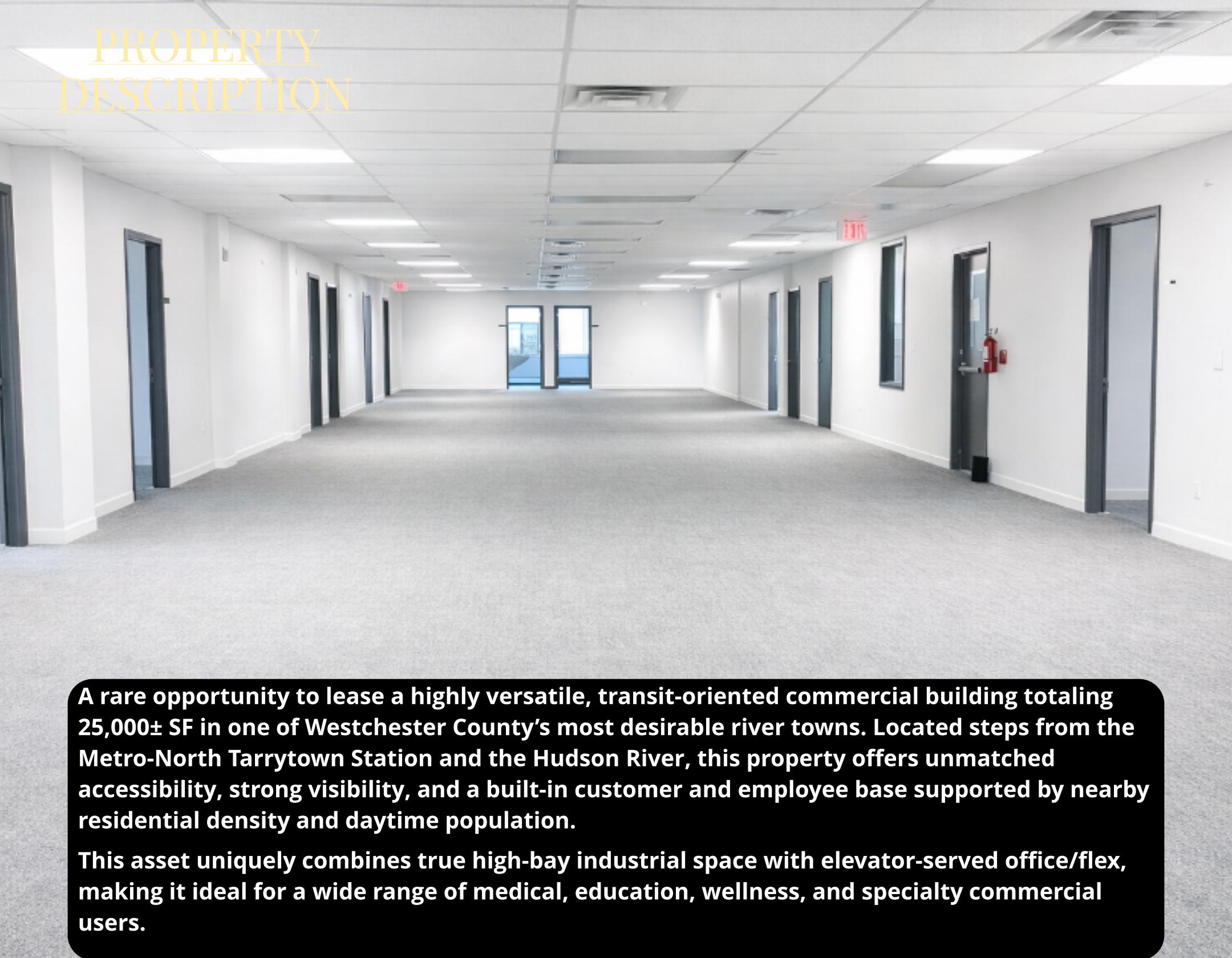
Tarrytown | New York
41 Hudson View Way *14,000 sf*
14,000 SF OFFICE / FLEX WITH PARKING AVAILABLE



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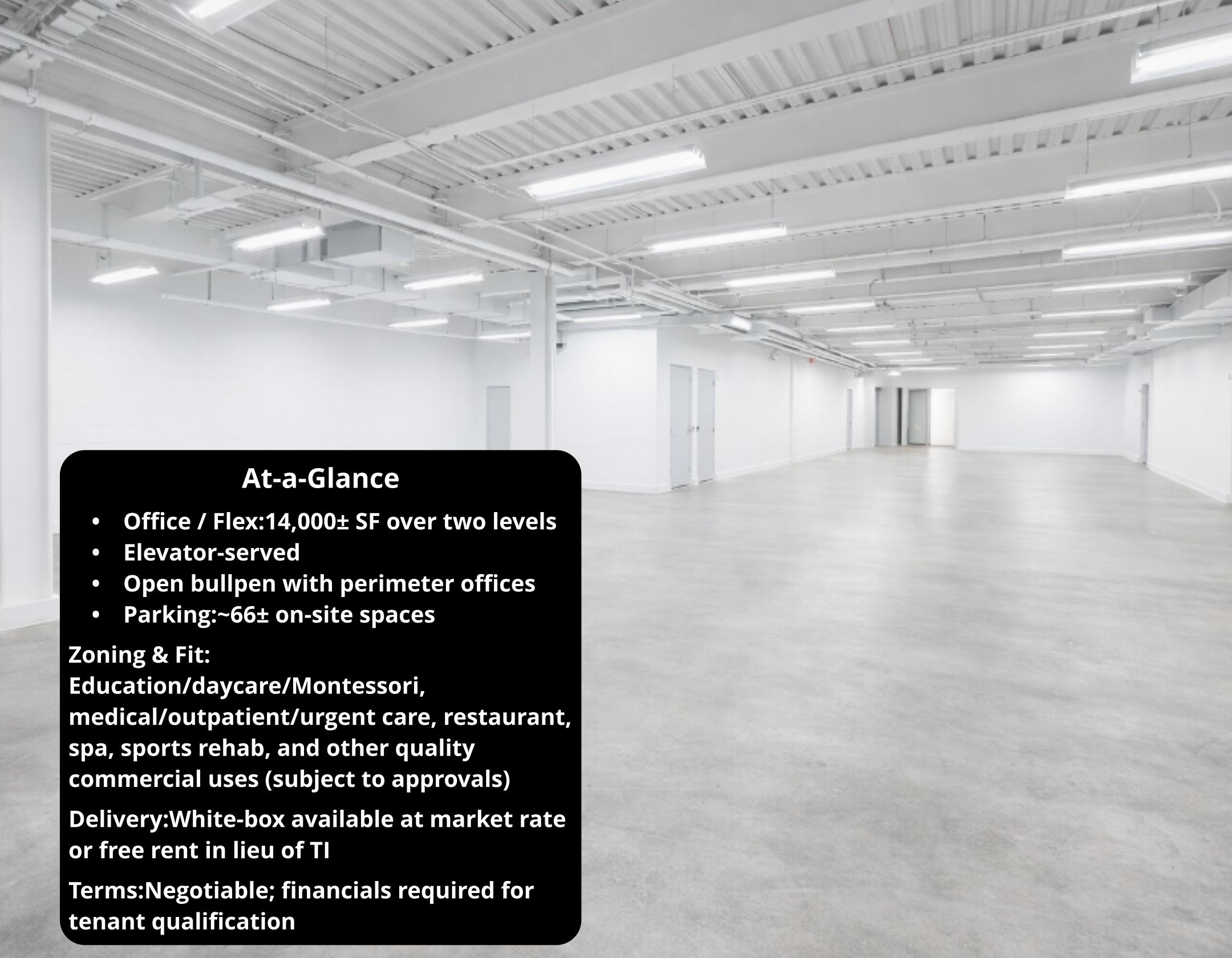
Asking \$35 PSF/YR

PROPERTY DESCRIPTION



A rare opportunity to lease a highly versatile, transit-oriented commercial building totaling 25,000± SF in one of Westchester County's most desirable river towns. Located steps from the Metro-North Tarrytown Station and the Hudson River, this property offers unmatched accessibility, strong visibility, and a built-in customer and employee base supported by nearby residential density and daytime population.

This asset uniquely combines true high-bay industrial space with elevator-served office/flex, making it ideal for a wide range of medical, education, wellness, and specialty commercial users.



At-a-Glance

- **Office / Flex:** 14,000± SF over two levels
- **Elevator-served**
- **Open bullpen with perimeter offices**
- **Parking:** ~66± on-site spaces

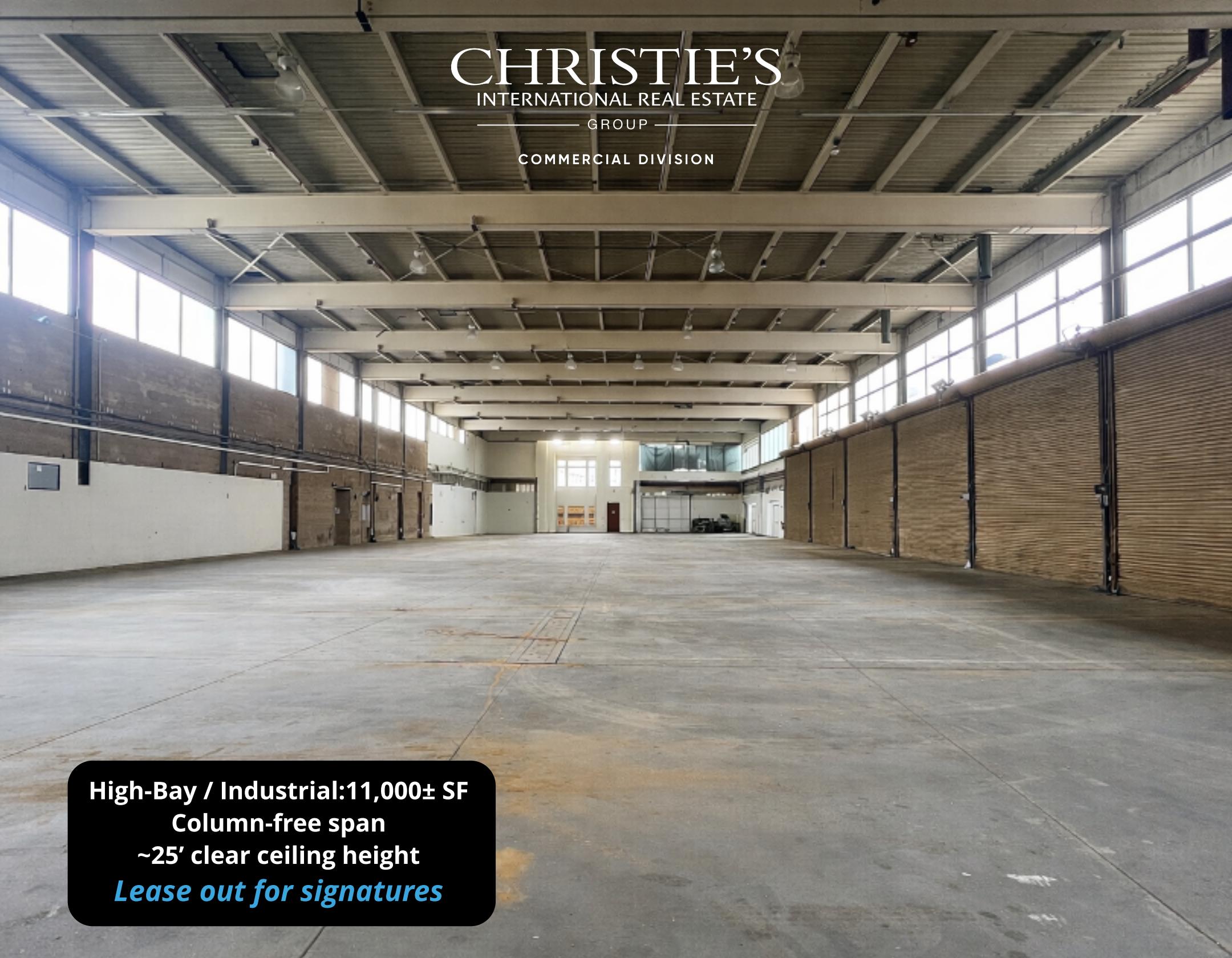
Zoning & Fit:

**Education/daycare/Montessori,
medical/outpatient/urgent care, restaurant,
spa, sports rehab, and other quality
commercial uses (subject to approvals)**

Delivery: White-box available at market rate
or free rent in lieu of TI

Terms: Negotiable; financials required for
tenant qualification

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High-Bay / Industrial: 11,000± SF
Column-free span
~25' clear ceiling height
Lease out for signatures



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Use-Case Highlights

School / Daycare / Montessori:

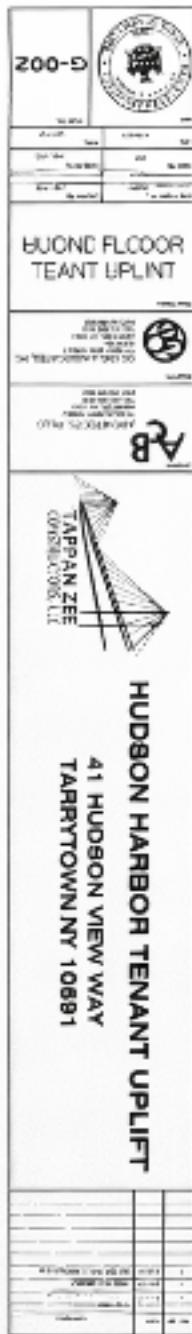
Ability to designate 5,000± SF of outdoor area or reallocate approximately 15-20 parking spaces to meet play-area requirements (subject to jurisdictional approvals).

Medical / Outpatient / Urgent Care:

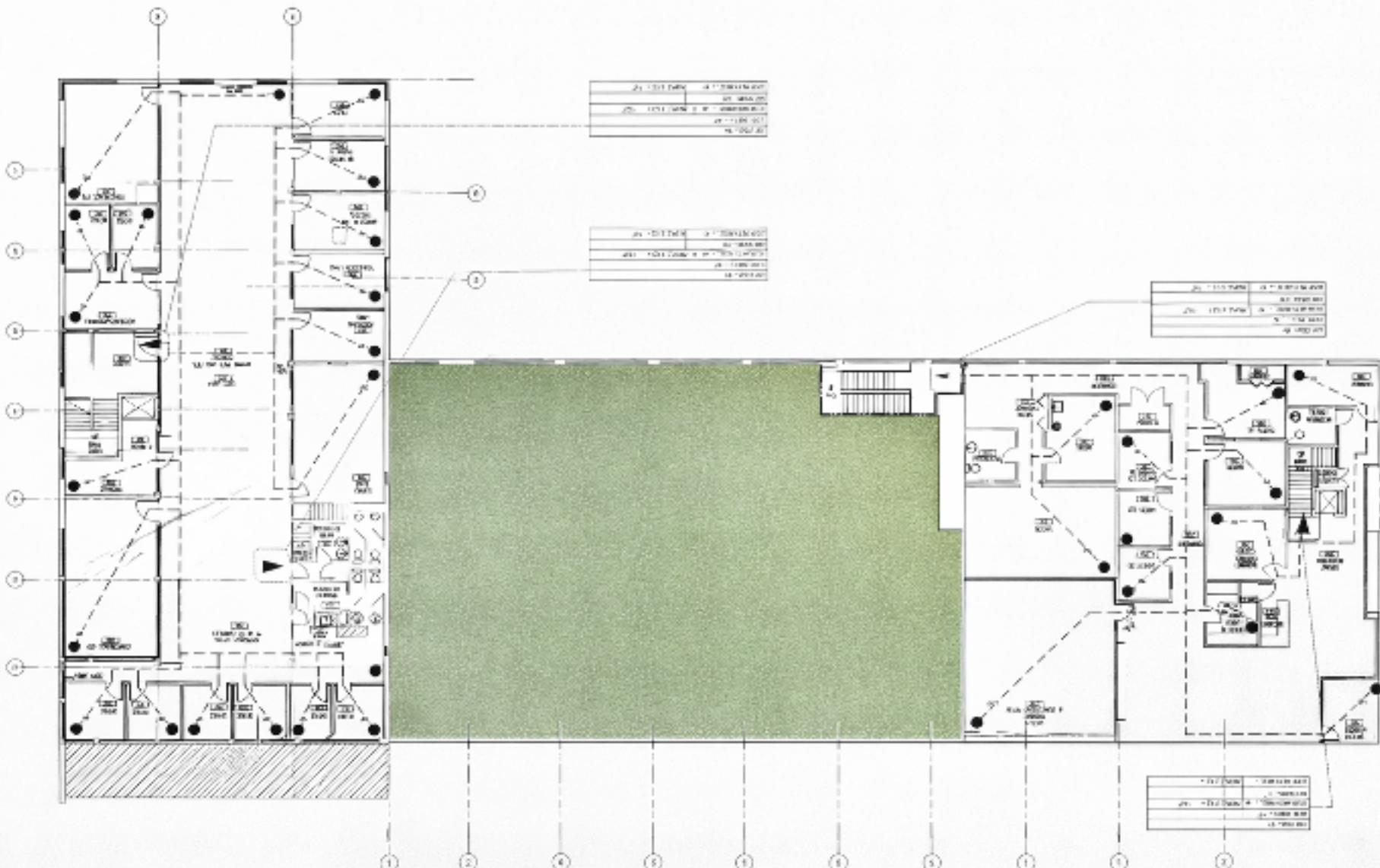
Interior clinical build-out required; transit adjacency and ample parking support efficient patient and staff flow.

Sports / Performance / Wellness:

High ceilings and column-free spans ideal for training, boutique fitness, recovery, and performance-driven concepts.



1 | 2 GROSS PLAN LEVEL 2



41 HUBSON VIEW WAY
TARRYTOWN NY 10591

HUDSON HARBOR TENANT UPLIFT



LOCATION

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