

# 245 SAW MILL RIVER ROAD

HAWTHORNE, NY

4,073 RSF  
TOP-FLOOR  
OFFICE SUITE  
FOR SALE  
OR LEASE

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES



# 4,073 RSF TOP-FLOOR OFFICE SUITE CONDO FOR SALE OR LEASE

SALE PRICE: \$1,225,000 - RENT PRICE: \$28/RSF



WINDOWED OFFICES WITH NATURAL LIGHT



DIRECT ACCESS TO SAW MILL RIVER ROAD



HIGH-CEILING LOBBY SPACE

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

Contact Exclusive Listing Agent:  
**Stephen Kaufman**

914.968.8500 x315  
skaufman@rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



# SUNLIT WORKSPACES WITH SCENIC VIEWS

NEWLY INSTALLED HEAT PUMPS IN EACH OFFICE ALLOW CUSTOM TEMPERATURE CONTROL

FURNISHED EXECUTIVE OFFICES



LARGE, PROFESSIONAL CONFERENCE ROOM



LARGE CENTRAL BULLPEN AREA



OPEN KITCHEN/BREAK AREA

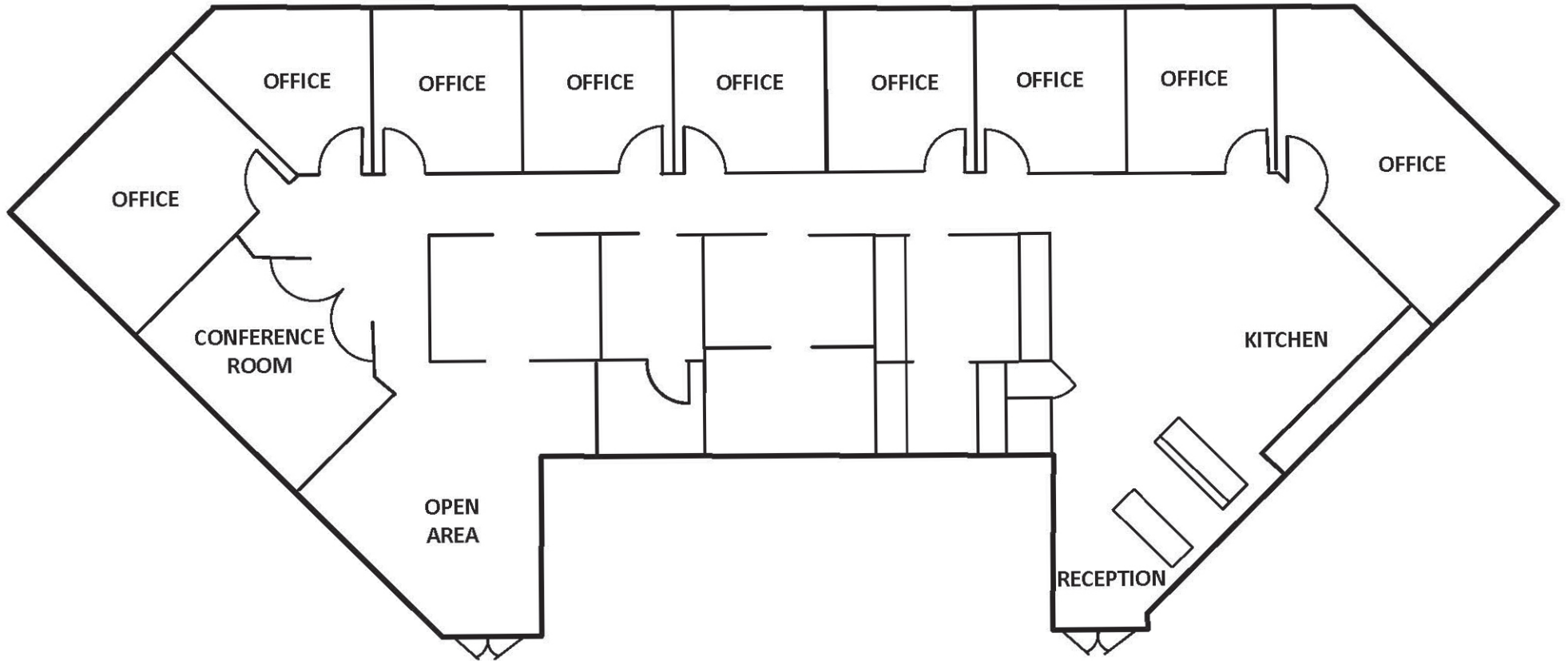
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# THIRD FLOOR PLAN





# EXCELLENT LOCATION WITHIN PLANNED BILLION-DOLLAR BIOTECH CORRIDOR

**TRANSPORTATION**

Saw Mill Parkway	2 min (1.2 miles)
Sprain Brook Parkway	3 min (1.4 miles)
Taconic State Parkway	3 min (1.9 miles)
Route 100C	6 min (2.9 miles)
I-287	7 min (3.4 miles)
Westchester County Airport (HPN)	19 min (11.3 miles)

**REGENERON**

**Hawthorne**

**Taconic State Pkwy**

**WMC Health Westchester Medical Center**  
Westchester Medical Center Health Network

**Saw Mill Pkwy**

**Sprain Brook Pkwy**

**100C**

**NEW YORK MEDICAL COLLEGE**  
A MEMBER OF THE YERKES COLLEGE AND UNIVERSITY SYSTEM  
SCHOOL OF HEALTH SCIENCES & PRACTICE - INSTITUTE OF PUBLIC HEALTH

**SUNY Westchester**

**Kensico Dam**

**INTERSTATE 287**



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