



80 GRASSLANDS ROAD
Elmsford, New York

**SCALE & VALUE
NEAR WESTCHESTER
MEDICAL CENTER
& REGENERON**

30,000 SF FULL-FLOOR
(DIVISIBLE) FOR LEASE
IN NEWLY RENOVATED
BUILDING

DIRECT ACCESS TO HIGHWAYS
& PUBLIC TRANSPORTATION

ACCESSIBILITY

Building is fully ADA accessible.
This building also has multiple
entrances on grade.

CONVENIENCE

Minutes to Saw Mill River Pkwy,
Sprain Brook Pkwy, I-287, and I-87.
Bee Line bus stops near the
building and only 8 minutes (2.7 mi)
to the Mount Pleasant Metro North
Railroad train station.

NEIGHBORS

This area of Westchester is known
as the knowledge center with some
of the regions top medical, educational,
and corporate institutions.



RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION

AVAILABILITY: 2,523 RSF - ±30,000 RSF

- Rental Rate: \$27.50 + Tenant Electric
- 89,000 SF 3-Story Building
- Lobby and common area upgrades underway
- Full Height Atrium
- New indoor and outdoor LED lighting
- 37 covered and 289 surface parking spaces available
- Truck loading area
- **Potential for outdoor play area**
- Fully sprinklered throughout

DEMOGRAPHICS (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	3,128	62,655	179,776
NUMBER OF HOUSEHOLDS	806	23,141	70,208
AVERAGE HH INCOME	\$131,711	\$190,993	\$212,747
ANNUAL HH EXPENDITURE	\$96.56 M	\$3.21 B	\$9.8 B
ANNUAL RETAIL EXPENDITURE	\$46.12 M	\$1.46 B	\$4.41 B

CAMPUS SETTING WITH IMMEDIATE ACCESS TO MAJOR HIGHWAYS

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Contact Exclusive Listing Agents:

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NEIGHBORING TENANTS



REGENERON



ACCESSIBILITY

6 min walk (0.3m) to 1/14/27/40 Buses 

8 min drive (2.7m) to Metro North 

5 min drive (1.3m) to I-287 

3 min drive (1m) to Saw Mill River 

3 min drive (0.8m) to Sprain Brook 

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.

IMAGES



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FLOOR PLAN

ENTIRE THIRD FLOOR AVAILABLE

±30,000 RSF



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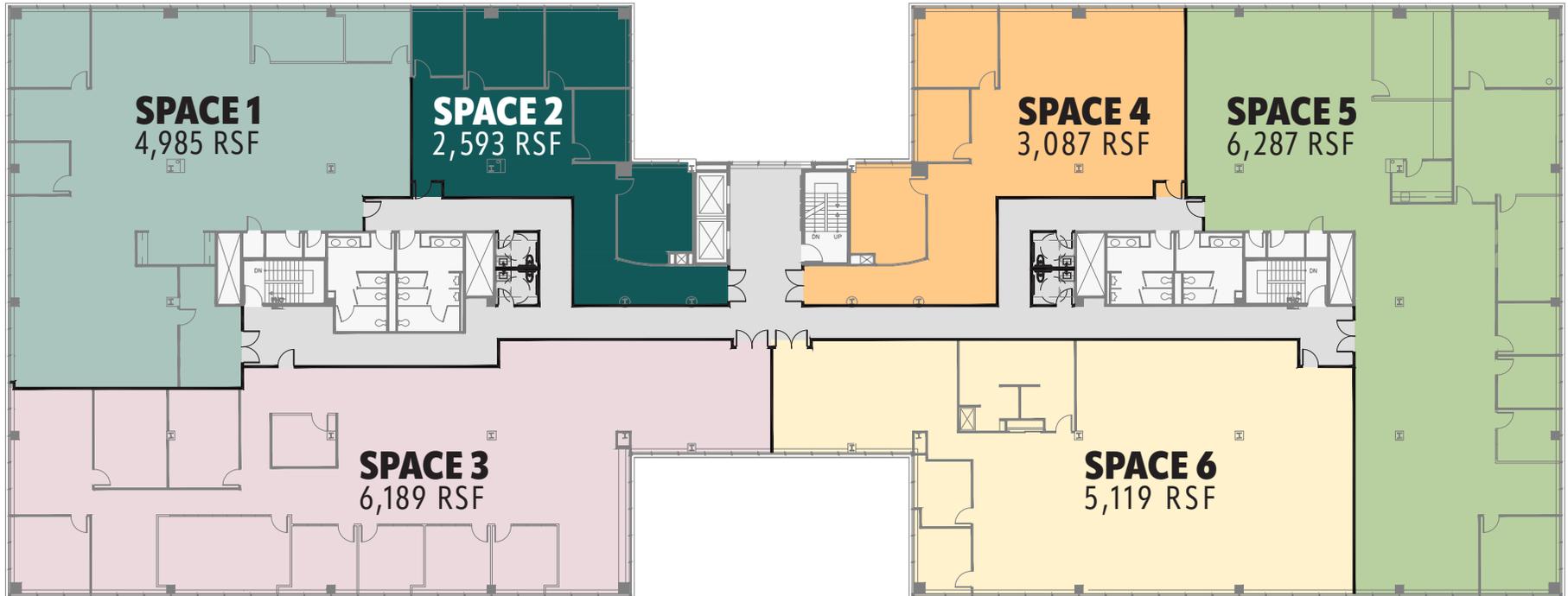
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FLOOR PLAN

THIRD FLOOR POTENTIAL DIVISIONS

2,593 RSF - 6,287 RSF



- Space 1 - 4,985 RSF
- Space 2 - 2,593 RSF
- Space 3 - 6,189 RSF
- Space 4 - 3,087 RSF
- Space 5 - 6,287 RSF
- Space 6 - 5,119 RSF

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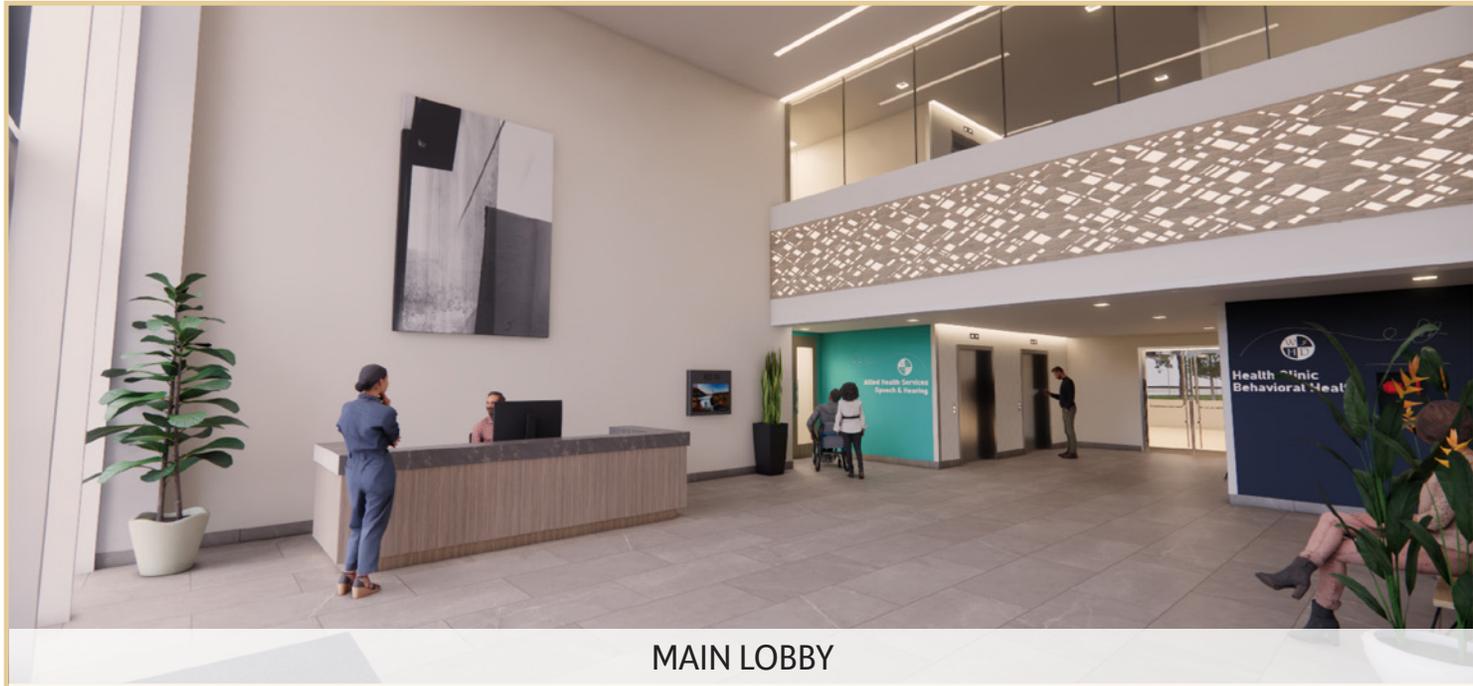
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INTERIOR RENDERINGS

KIMMERLE NEWMAN ARCHITECTS



MAIN LOBBY



SECOND FLOOR ATRIUM



FINISH SCHEME

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SITE PLAN



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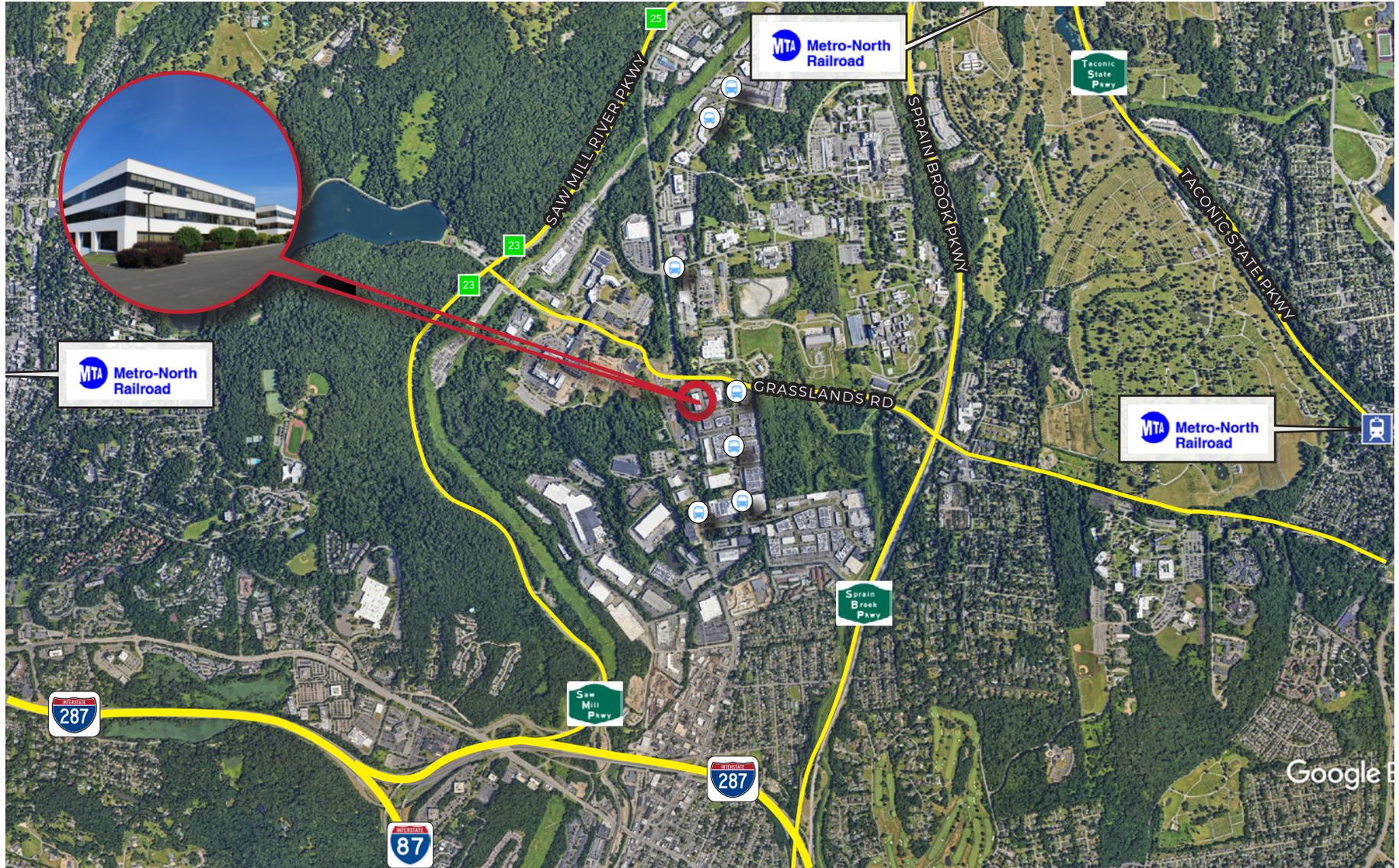
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TRANSPORTATION MAP



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AREA MAP



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