



UP TO 4,875+/- SF OFFICE/MEDICAL SPACE FOR LEASE IN TUCKAHOE | \$22-\$26 PSF MODIFIED GROSS

- Convenient On-Site Parking
- ADA Ramp and Bathrooms in Building
- Attractive Build-Out or TI Available
- Only 1-mile to New York-Presbyterian Lawrence Hospital
- Co-Tenancy with Many Other Successful Medical Practices
- Excellent Location Right off of Bronx River Parkway
- Walking Distance to All Downtown Amenities and Tuckahoe Metro-North
- Large Office includes Multiple Exam Rooms, Reception, Waiting, Bathrooms, and Plumbing
- Small Two-Room Office Also Available; Ideal for Mental Health Professional or Similar
- Direct Meter
- Professionally Managed

EXCLUSIVE
AGENTS:

ALEC FREDERICO
JON GORDON

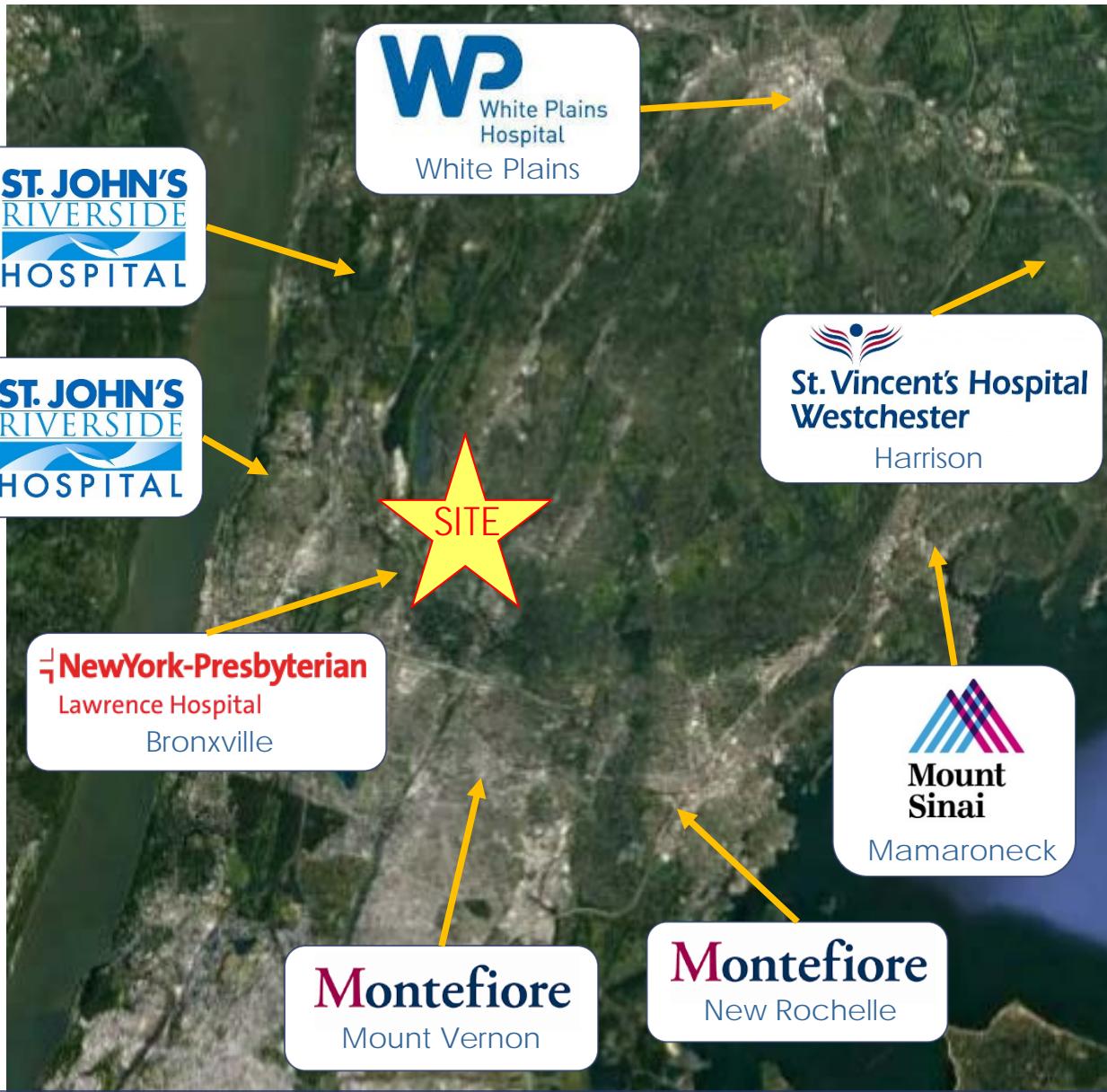
914-779-8200 x118
914-779-8200 x115

ALEC@ADMIRALREALESTATE.COM
JGORDON@ADMIRALREALESTATE.COM

BROKERS
PROTECTED

AREA HOSPITAL PROXIMITY

- Bronxville 0.9 Mile
- Dobbs Ferry 6.9 Miles
- Harrison 8.6 Miles
- Mamaroneck 9.0 Miles
- Mount Vernon 3.6 Miles
- New Rochelle 6.1 Miles
- White Plains 7.1 Miles
- Yonkers 6.1 Miles



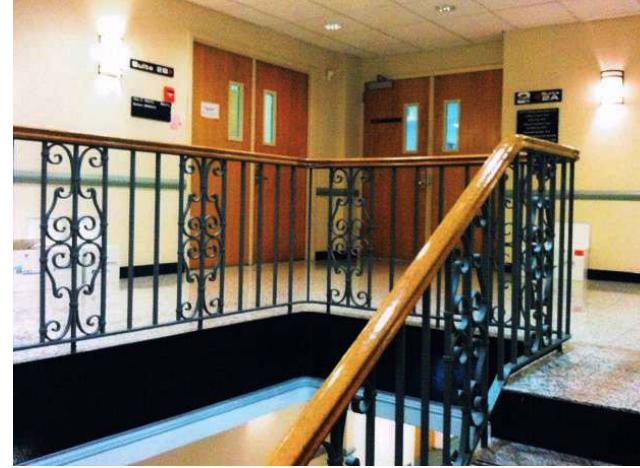
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PHOTOGRAPHS



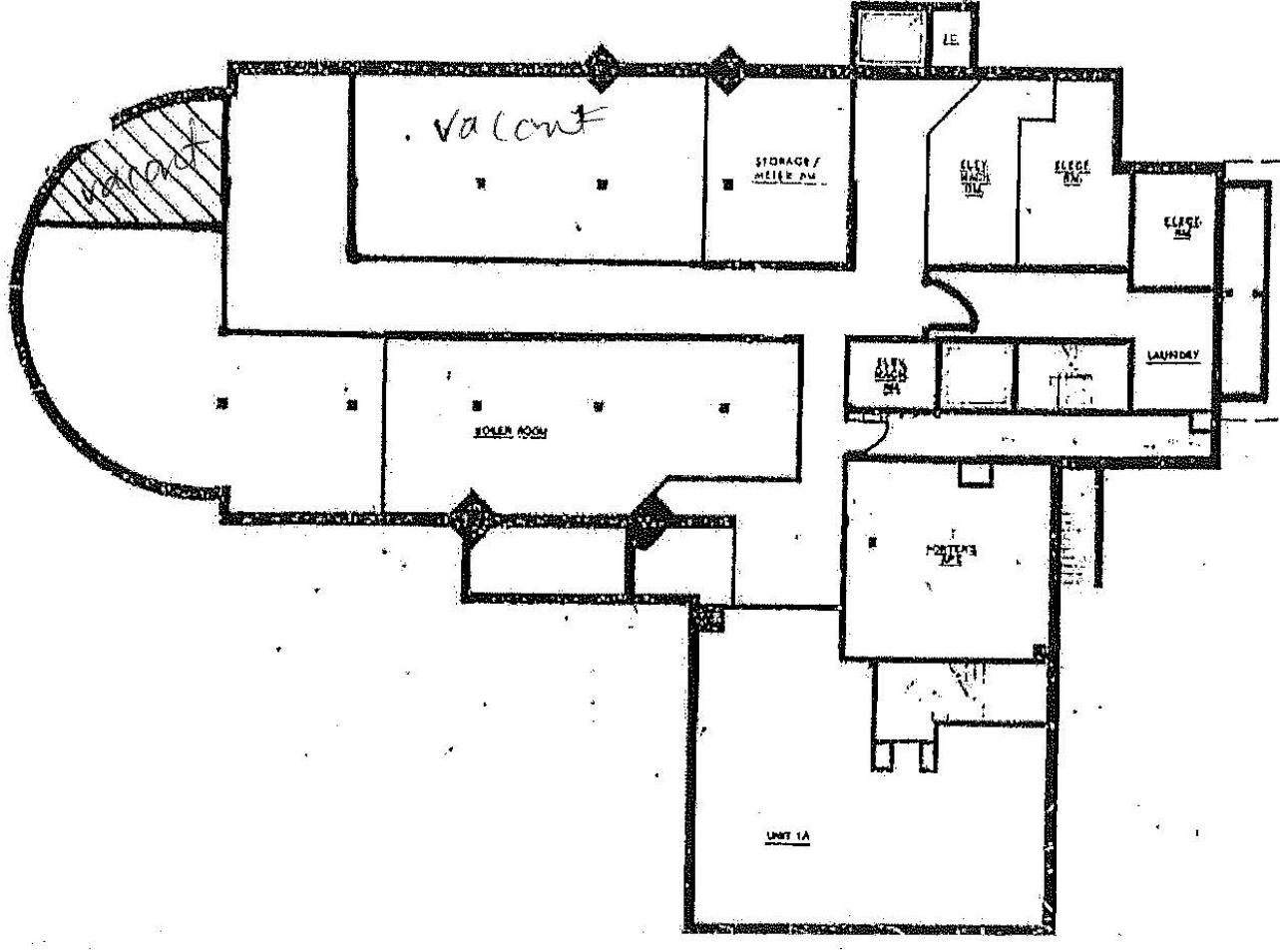
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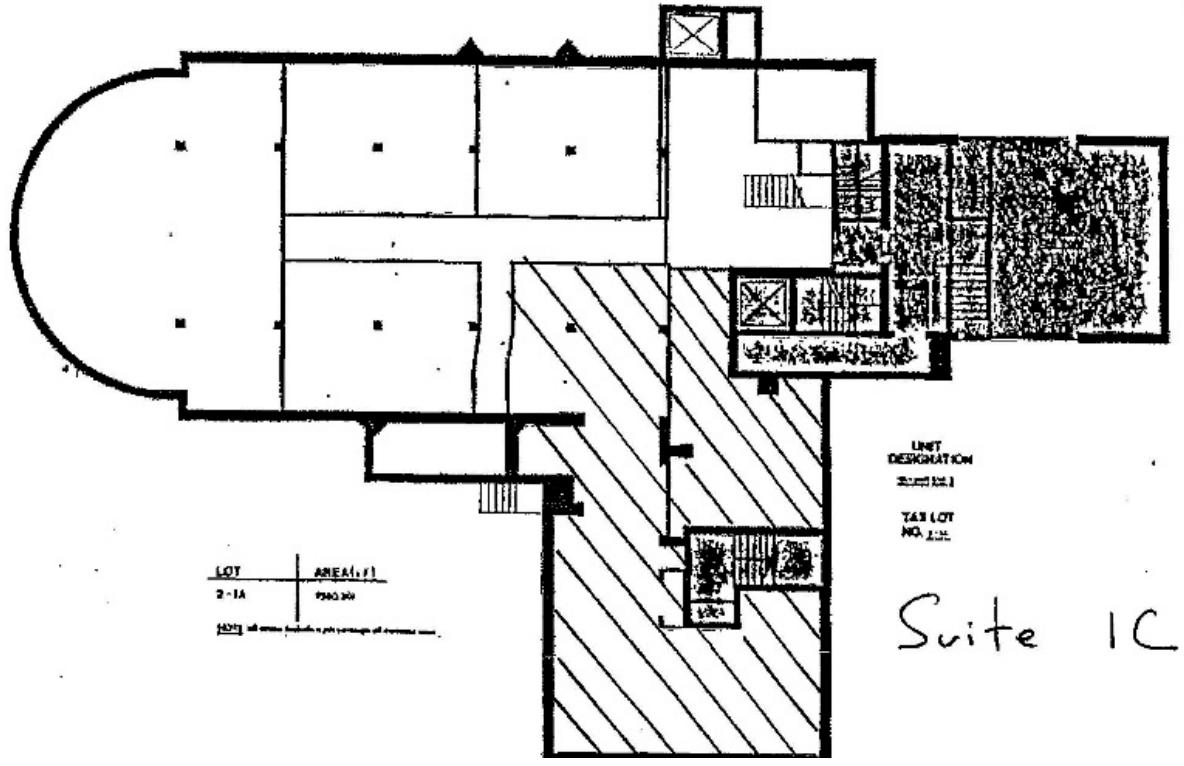
FLOOR PLANS

Lower Level Suites | GR-C (1,180 +/- SF)
GR-B (1,548 +/- SF)



FLOOR PLANS

Suite 1C | 2,220 +/- SF



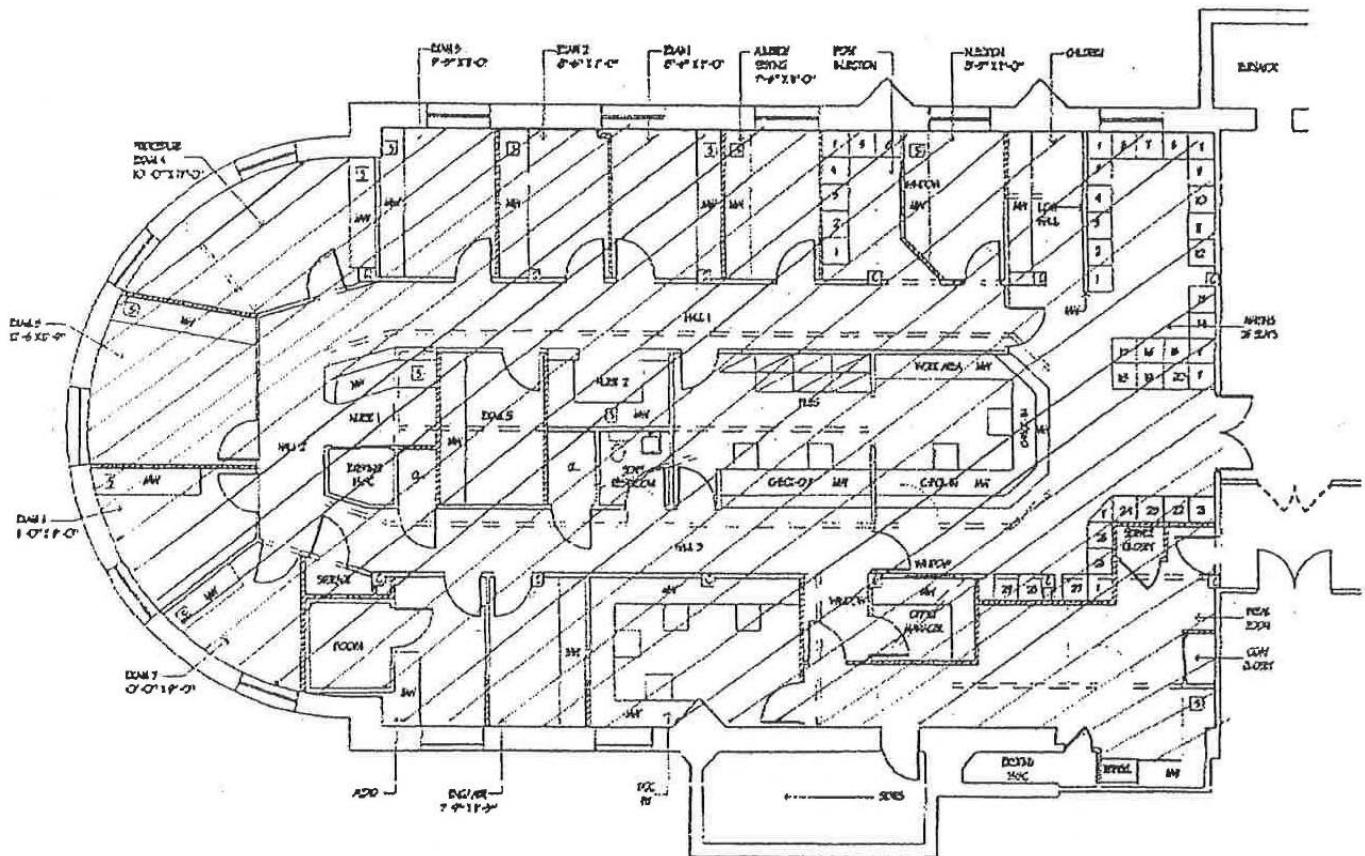
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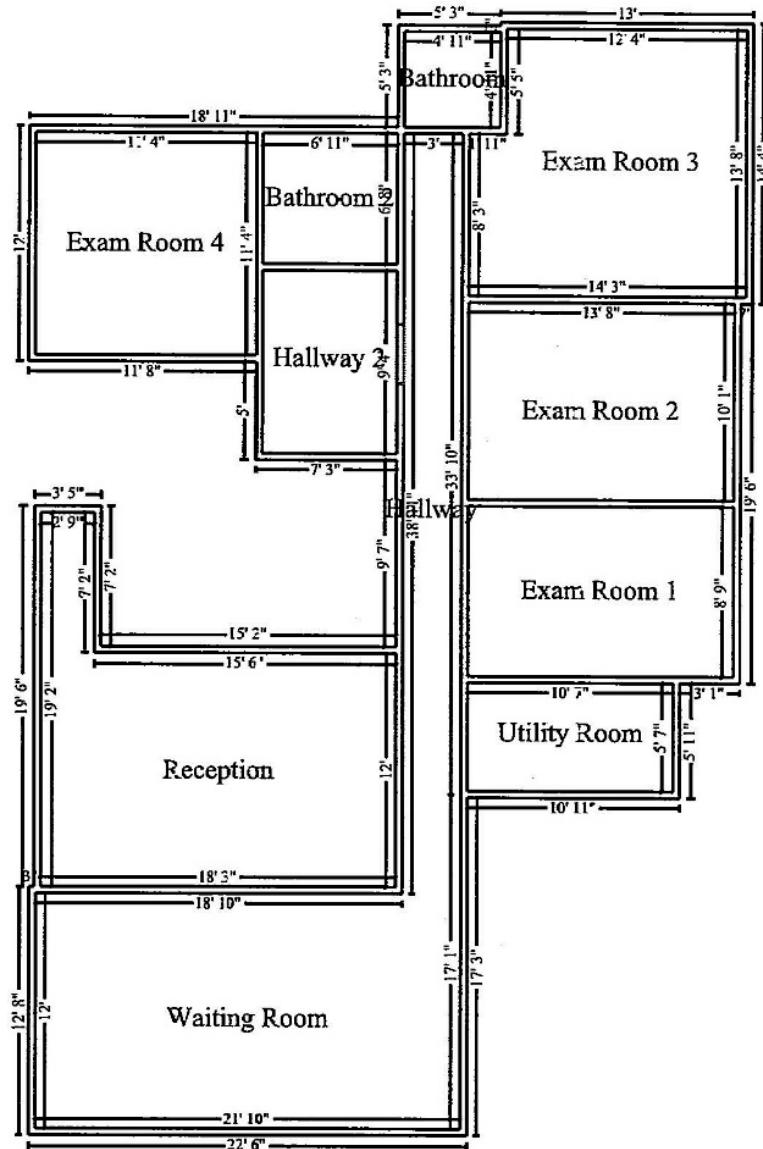
FLOOR PLANS

Suite 2A | 4,875 +/- SF



FLOOR PLANS

Suite 2B | 2,040 +/- SF



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DOWNTOWN TUCKAHOE

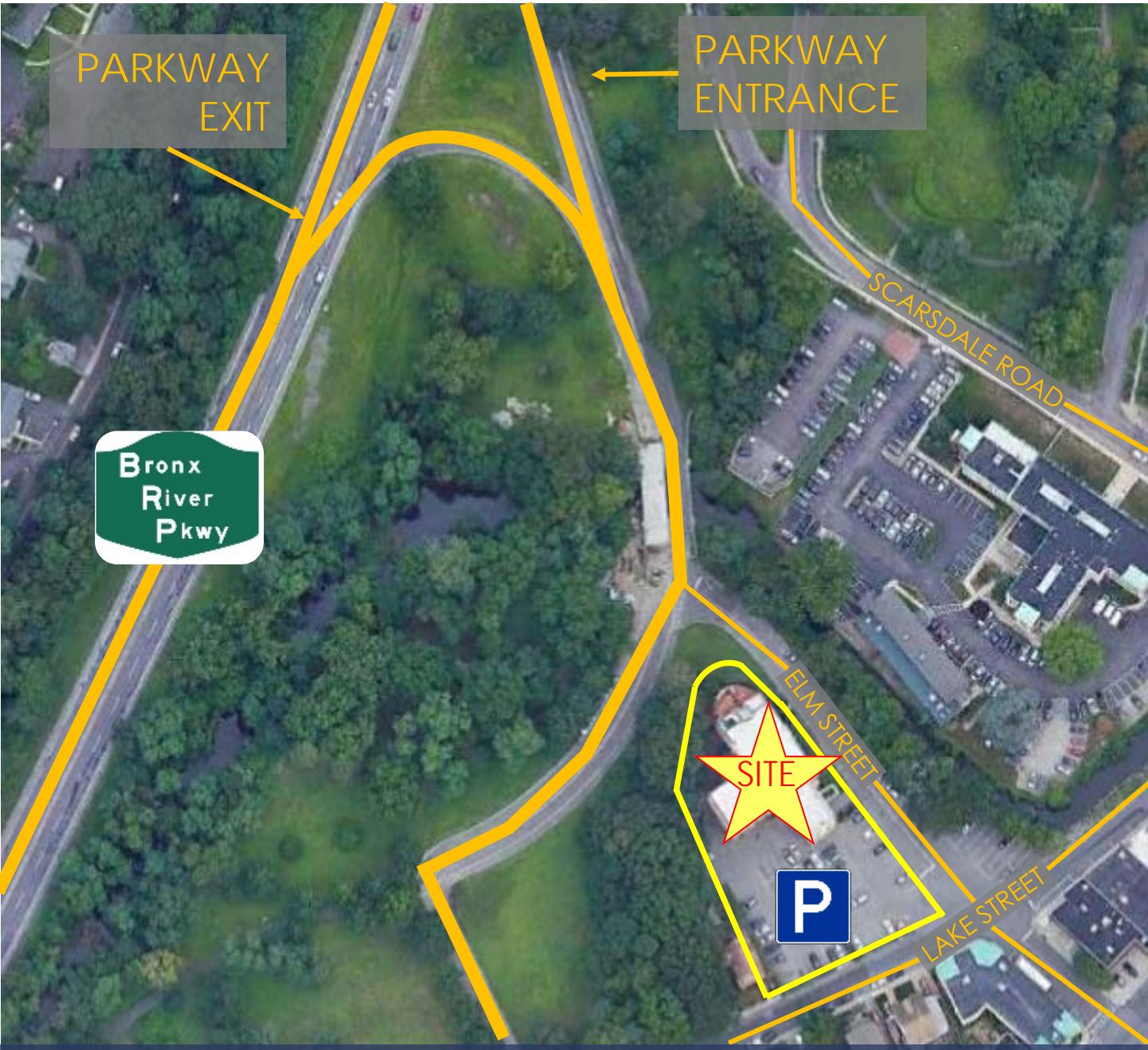


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ACCESSIBILITY AND PARKING



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ABOUT TUCKAHOE

Tuckahoe is centrally located between Manhattan and White Plains and serves commuters with two train Stations, the Crestwood Station and the Tuckahoe Station, located at either ends of the Village.

Being less than one square mile in size gives residents the opportunity to walk to most of the businesses and excellent restaurants. Tuckahoe's award-winning Main Street Streetscape & Development has created a safe and inviting stroll down to the charming Village square.

Whether you are a new merchant, or a longtime resident, or just planning a visit to the community, the Village welcomes everyone to enjoy all of the wonderful amenities Tuckahoe has to offer. The Village has grown from an 1800s marble quarry mining town to a vibrant 21st century community serving the residents with two excellent School Districts, a Library, Community Center, and updated Parks for families to enjoy.

Adapted from tuckahoe.com



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