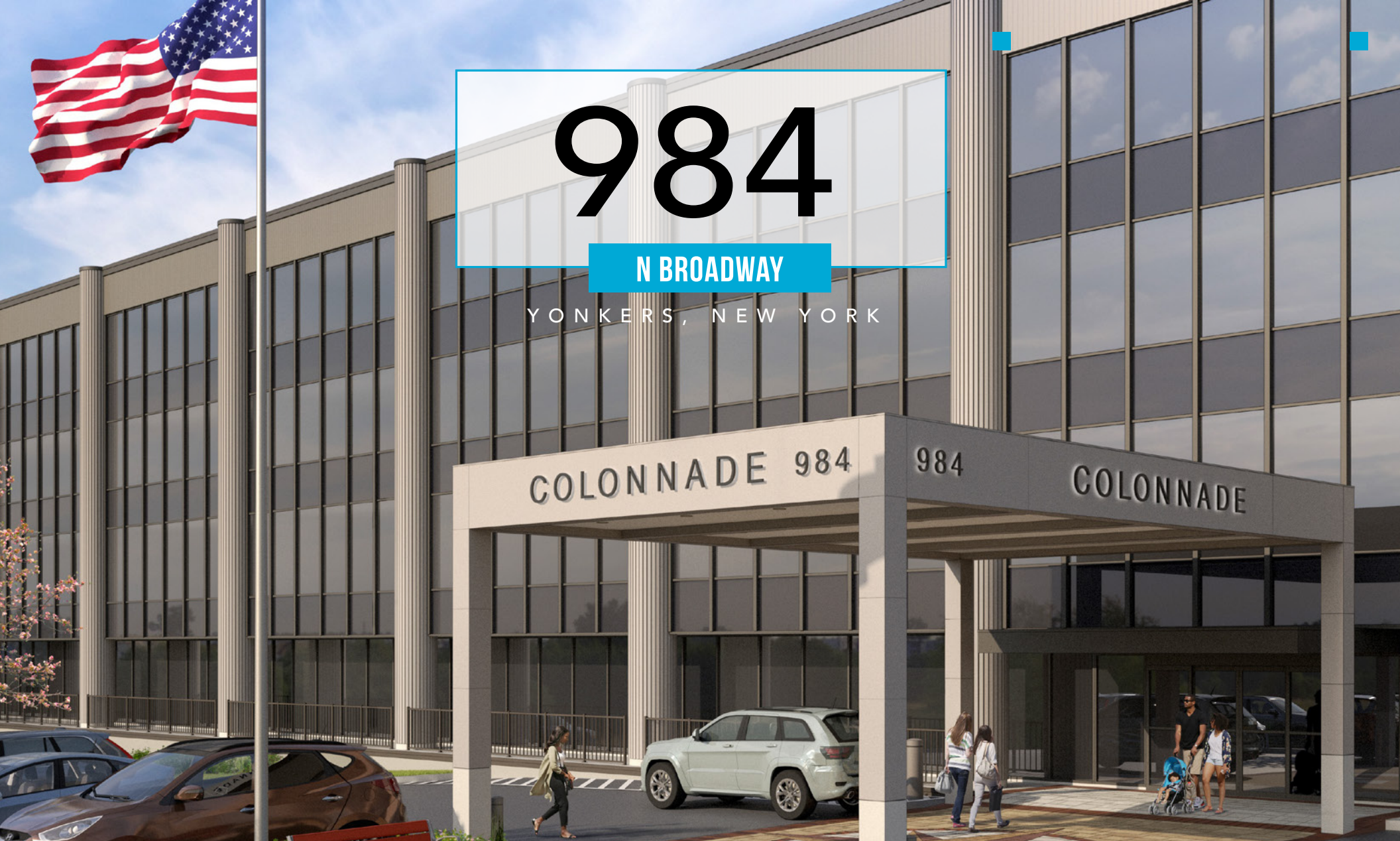




Opportunity to Lease in a Medical Office Building (MOB)
in a Thriving Healthcare Community

Property Highlights

984 N Broadway, Yonkers, NY

984 N Broadway represents an opportunity to lease space in a medical office building (MOB) of significant size with a superior location, directly across the street from St. John's Riverside Hospital and the Cochran School of Nursing.

Yonkers is the third largest City in the State of New York with a population of over 210,000.

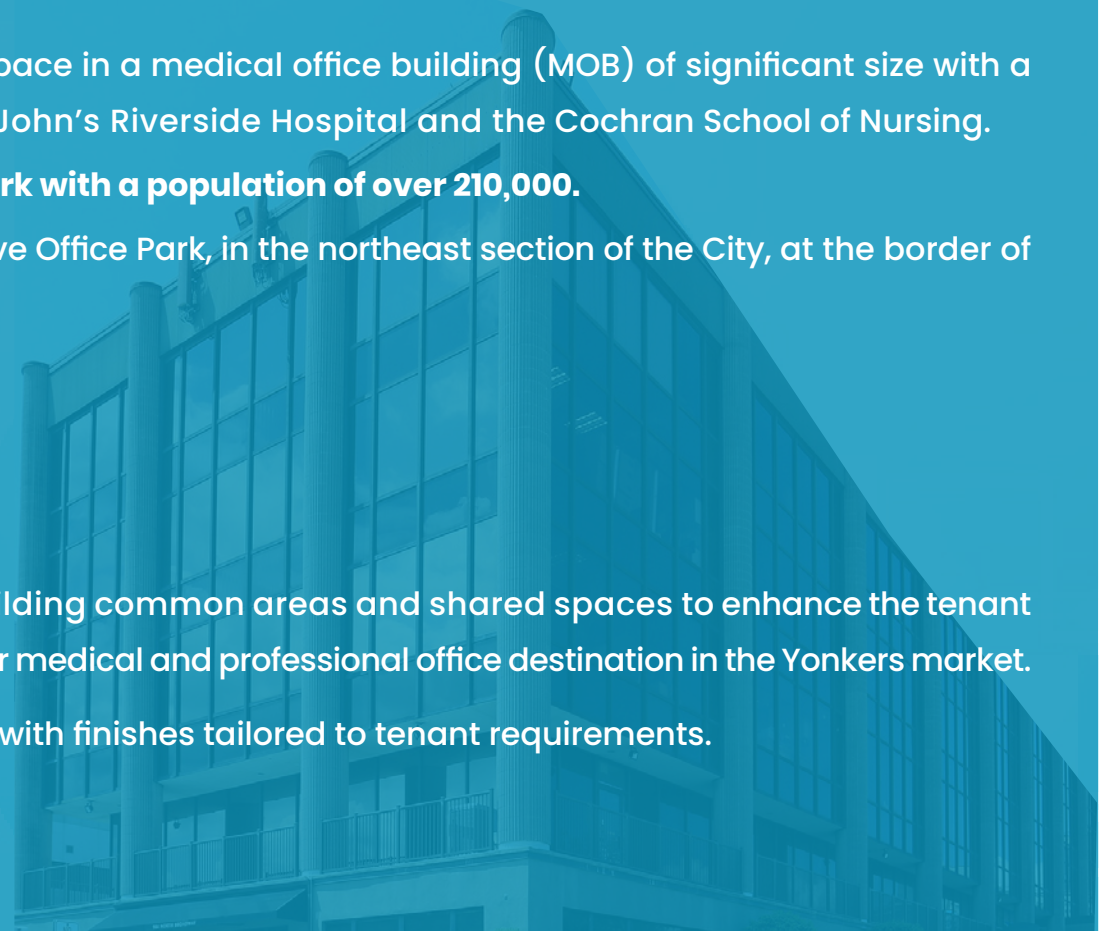
The property is located at the top of Southwest Executive Office Park, in the northeast section of the City, at the border of Hastings-on-Hudson.

Key Highlights

- 82,000± SF Building with Five Floors
- Class A medical office building
- Approved Operating Room in some suites

Ownership is implementing planned upgrades to building common areas and shared spaces to enhance the tenant experience and further position the property as a premier medical and professional office destination in the Yonkers market.

Spec-ready suites are available and can be delivered with finishes tailored to tenant requirements.



Property Information



Interior Rendering

Address	984 N. Broadway, Yonkers, NY
Site Area	+/- 80,550 SF ≈2.25 Acres
Stories	Five
Parcel ID	3-3415-25
Property Class	A Office
Building SF	+/- 82,000 SF
Zoning	OI
Site Frontage	N Broadway: 180'
Site Depth	501'
Parking	300 Surface
Year Built	1970

Availability

LOWER LEVEL	
Suite LL02	1,845 RSF
Suite LL05	1,251 RSF
Suite LL05A	618 RSF

LOBBY LEVEL	
Suite 0	3,681 RSF
Suite 2	1,730 RSF

THIRD FLOOR	
Suite 301	1,380 RSF
Suite 306	1,947 RSF
Suite 316	1,106 RSF

FOURTH FLOOR	
Suite 400A	804 RSF
Suite 401	870 RSF
Suite 402/415	2,297 RSF
Suite 405	648 RSF
Suite 407	2,276 RSF
Suite 409	801 RSF (Model Suite)

Suites 401 + 402 + 415 = 3,167 RSF contiguous

FIFTH FLOOR	
Suite 500	845 RSF
Suite 501	3,878 RSF
Suite 507	667 RSF

SUITES CAN BE DELIVERED ON A TURNKEY BASIS TO SUPPORT A WIDE RANGE OF MEDICAL AND PROFESSIONAL OFFICE LAYOUTS AND REQUIREMENTS.



Renovations

Full interior and exterior renovation underway

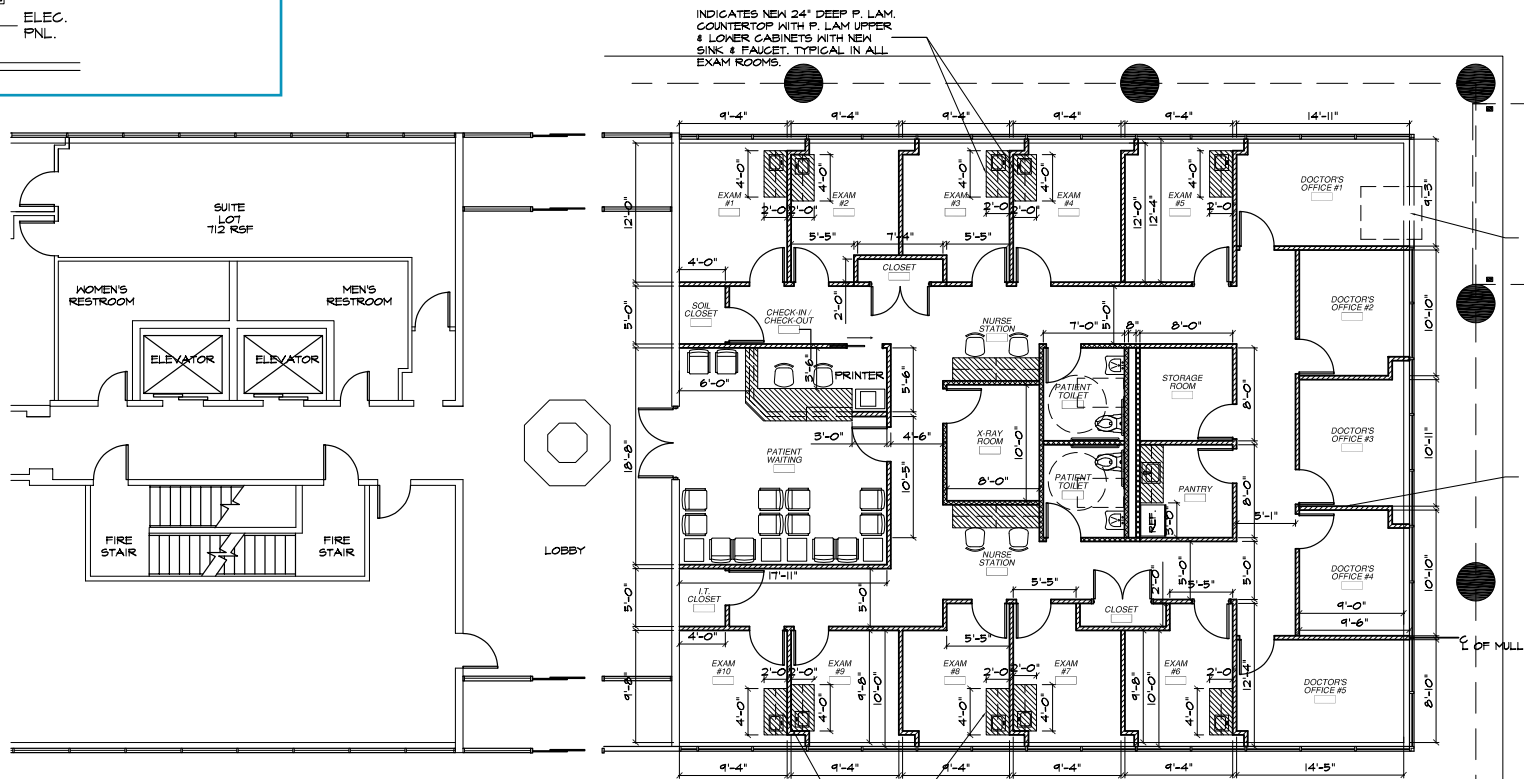
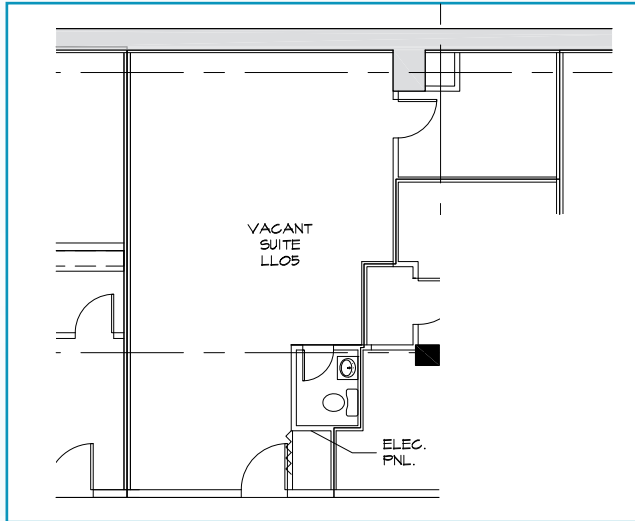
Interior Renderings



Floor Plans

Lower Level | Suite LL005A
618 RSF

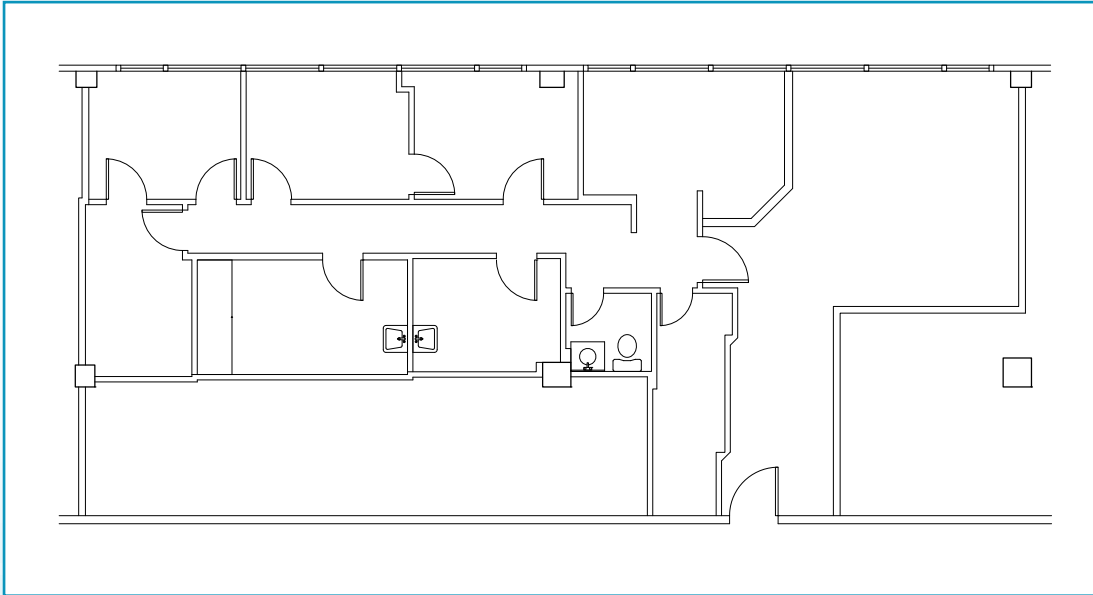
Ground Floor (Spec Plan)
3,700 RSF



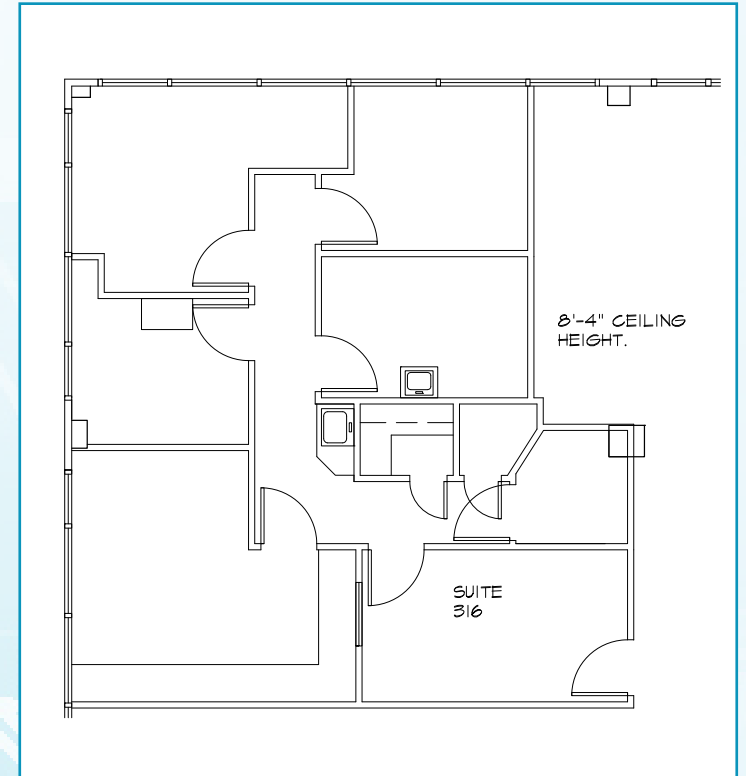
Floor Plans

As Built

Third Floor | Suite 301
1,380 RSF



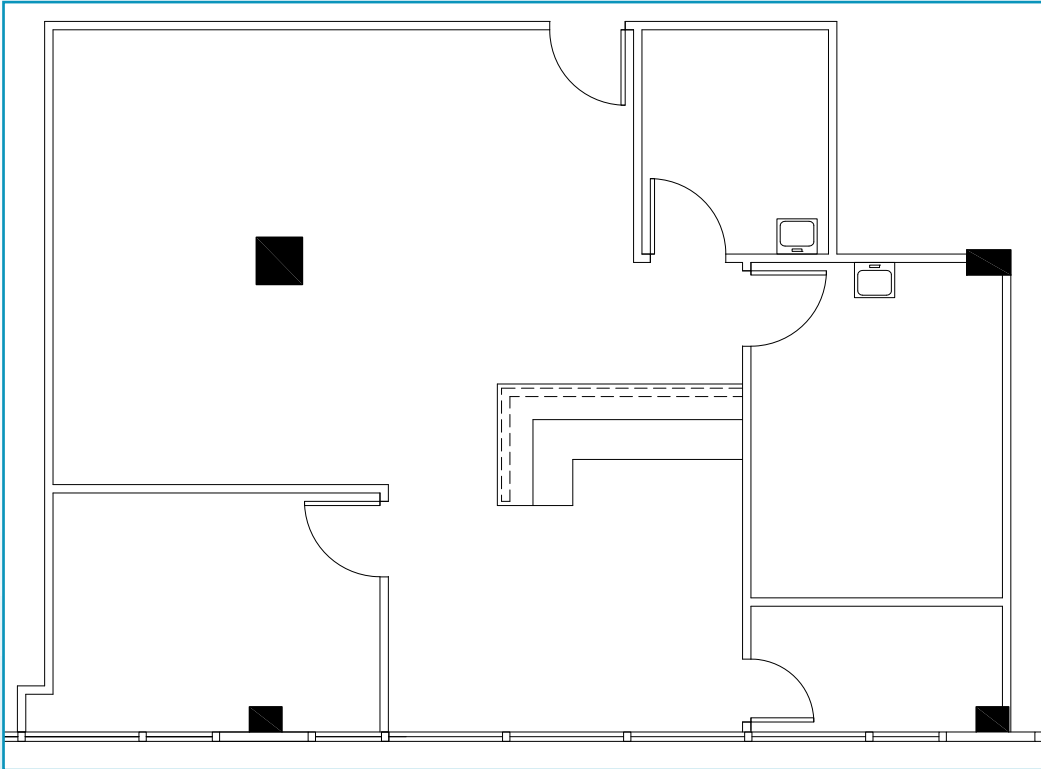
Third Floor | Suite 316
1,106 RSF



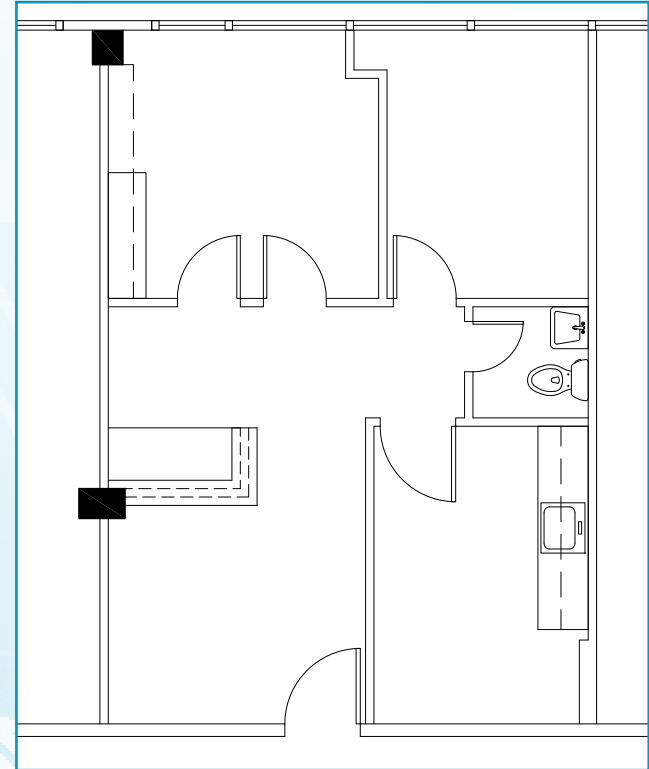
Floor Plans

As Built

Fourth Floor | Suite 402
1,212 RSF



Fourth Floor | Suite 405
648 RSF

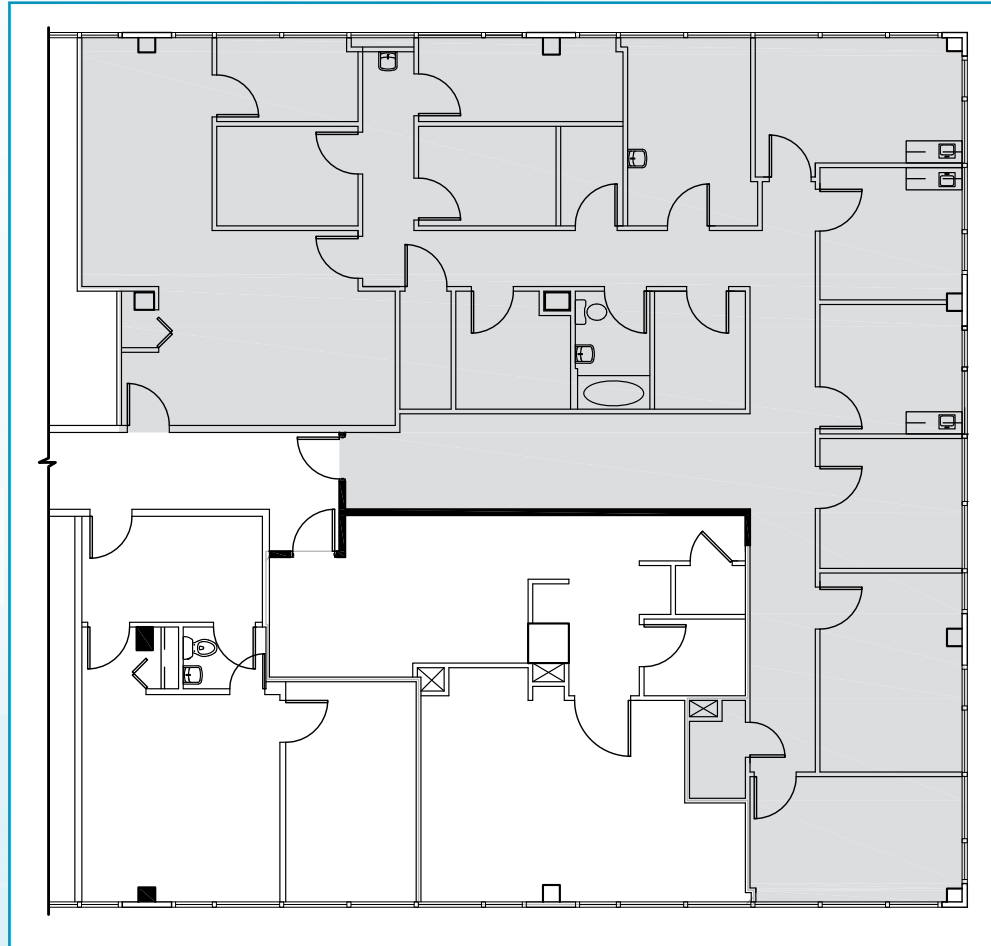


Floor Plan

Fifth Floor | Suite 501

3,878 RSF

SUITE 501 INCLUDES AN
APPROVED OPERATING ROOM



YONKERS New York

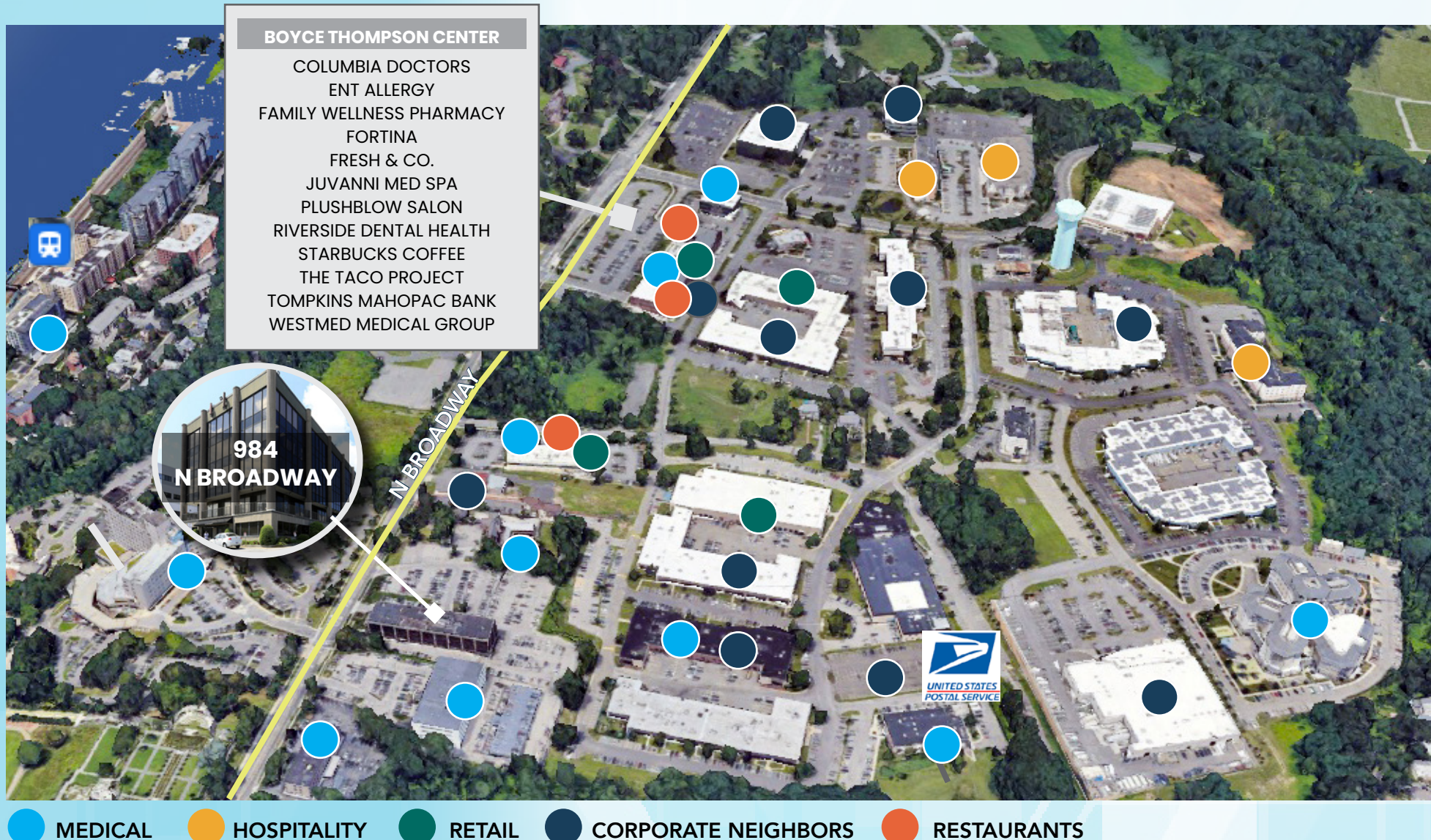
A Booming Mecca Of **Healthcare, Entertainment, Residential Development And Business**

Life in Yonkers can be described as the safer and less hectic option to New York City that is only steps away from the top amenities in Manhattan. Characterized as a residential urban sprawl, Yonkers has been rated as the second safest city in the Country for its size and is home to many nice neighborhoods.

Residents have top-notch medical care treatment and specialized services as many of Manhattan's top hospitals have expanded into the Region bringing state-of-the-art medical procedures and top physicians to Yonkers.



Situated Central To A Broad Range Of Medical, Service, Corporate And Hospitality Neighbors





A Short Trip To Manhattan

984 N Broadway benefits from easy access to most major forms of transportation. When it comes to public transportation, Metro North Railroad provides rapid and inexpensive access to and from midtown Manhattan, The Bronx, and Fairfield County, CT. The Bee-Line Bus System provides affordable bus transportation throughout all of Westchester County, with connections to the MTA bus system for NYC and NJ.

An Easy Commute To Anywhere!

Access To Manhattan & all the area has to offer

Several Highway Options To Choose From

The property is centrally located in Yonkers and is immediately accessible via the Saw Mill River Parkway. The Property lies within a 20-minute drive of White Plains and a 30 minute drive from Midtown Manhattan, providing superior accessibility to the New York Tri-State area. The following major roadways can all be accessed in around 10 miles from the property: Bronx River Parkway, Sprain Brook Parkway, Hutchinson River Parkway, Cross County Parkway, and Interstates 95 and 87.

Convenient Rail Service

984 N Broadway is serviced by the Greystone Metro-North Railroad providing commuter rail service to and from NYC. The property is located 0.9 miles from the Greystone Train Station, and the Glenwood Train station is also within a 5 minute drive. Both provide peak hour service on the Hudson line to Midtown Manhattan in about 30± minutes. Additionally there is a Bee-line bus stop located close by.



Proximity To The Westchester County Airport

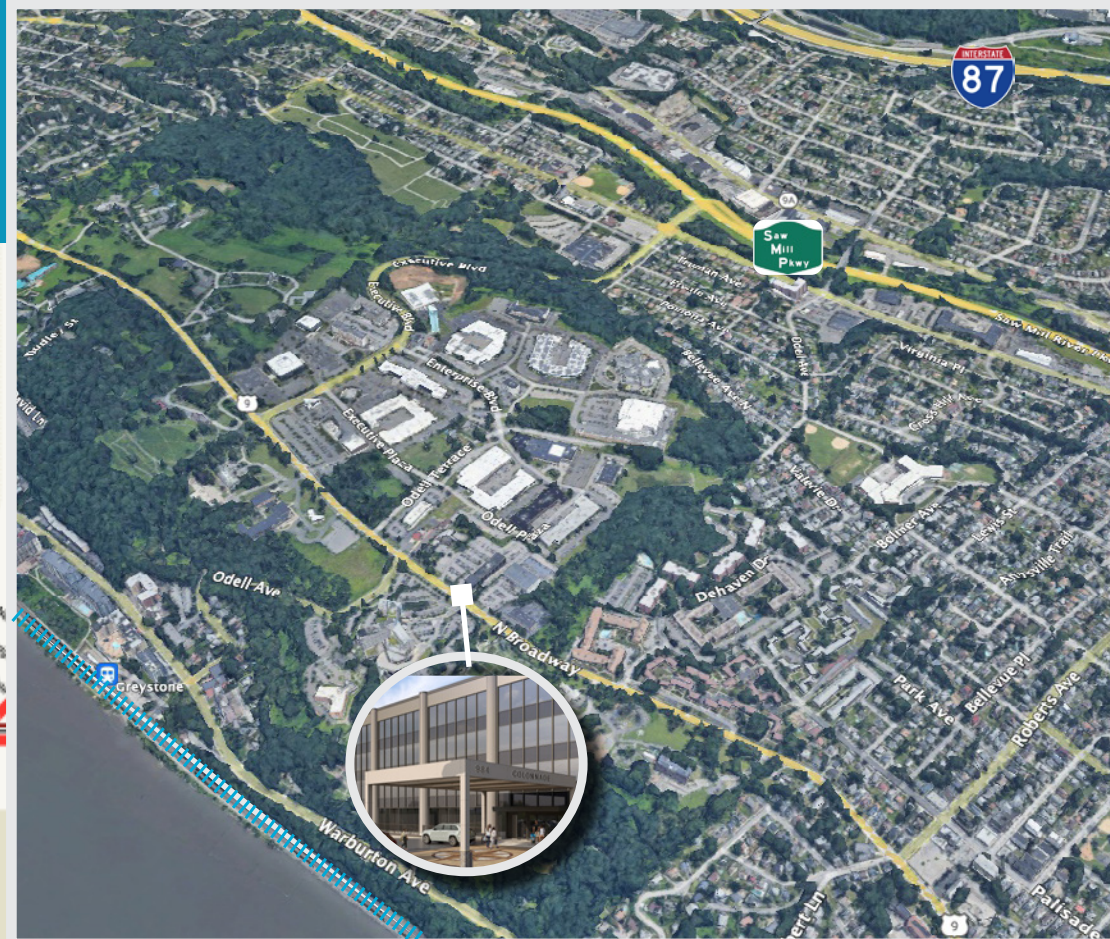
Westchester County Airport (HPN) provides an easy alternative to the major New York City airports.

Formerly known as White Plains Airport and located in both Rye and North Castle, NY, the airport is located 19.3 miles from the property and is serviced by several major airlines with non-stop flights to major airports throughout the Country.

John F. Kennedy International (JFK), LaGuardia International (LGA) and Newark Liberty (EWR) are all accessible in under 35 minutes of travel.

Central To Major Transportation Options

Easy train ride to NYC
and surrounding residential
and metro areas



METRO NORTH COMMUTING TIMES TO NYC

STATION	COMMUTE TIME	TRAIN LINE
Greystone	36± minutes	Hudson
Yonkers	25± minutes	Hudson
White Plains	36± minutes	Harlem
New Rochelle	36± minutes	New Haven



984

N BROADWAY



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