

Colliers

# WESTCHESTER MEDICAL PAVILION

311 NORTH STREET • WHITE PLAINS, NY

**1,047 – 8,682 RSF Available in Various Suites**  
**HIGH QUALITY MEDICAL SPACE -HIGH QUALITY MEDICAL PRACTICES**



# WESTCHESTER MEDICAL PAVILION

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## PROPERTY FEATURES

The Westchester Medical Pavilion is conveniently located just minutes from the heart of downtown White Plains with easy access to major hospitals, highways and parkways including I-287, I-684, I-95, I-87, Saw Mill River Parkway, Sprain Brook Parkway and Hutchinson River Parkway.

- **40 minute commute to NYC via highway or Metro North Railroad**
- **The Building designed specifically for medical tenants**

## FIRST-CLASS AMENITIES

- 23-acre beautifully landscaped campus setting
- Elegant finishes provide a warm comfortable environment
- Café with free Wi-Fi access
- Outdoor seating and café tables
- Abundant parking for employees and patients
- Complementary valet parking

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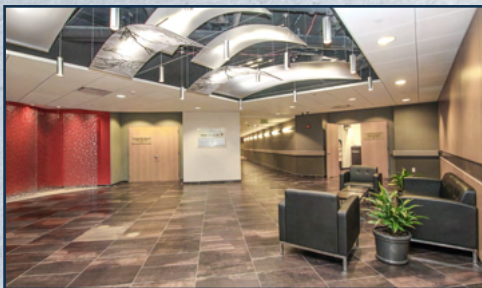
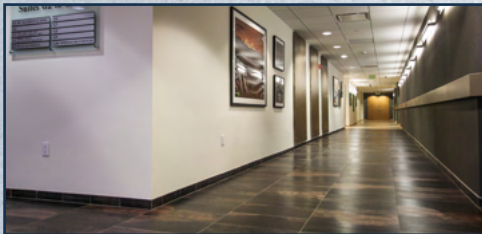
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## GROUND FLOOR

- CURRENT AVAILABLE SPACE
- CURRENT TENANT SPACE
- BUILDING UTILITIES & CIRCULATION

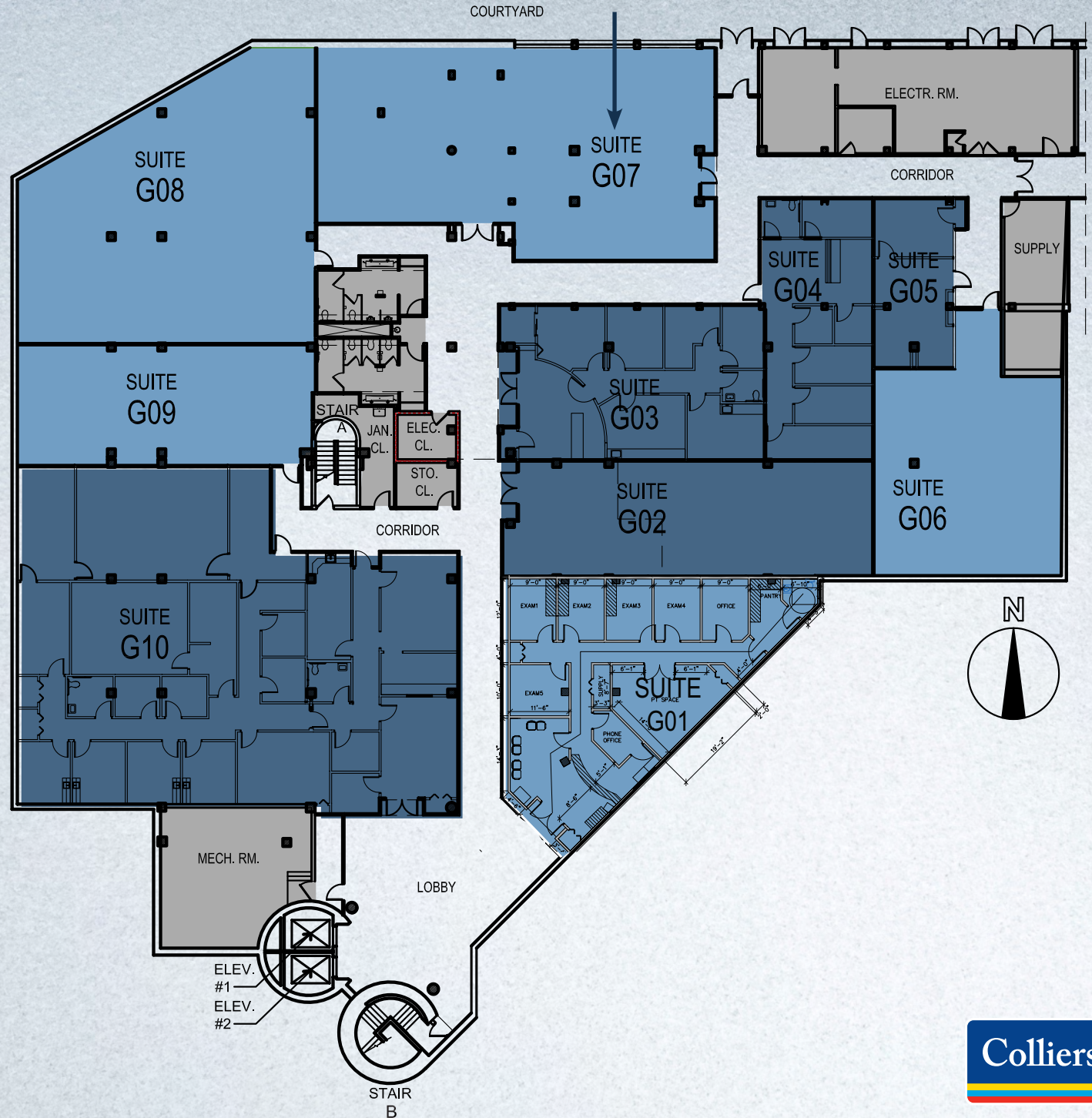
### Square Footage

- G01: 2,511 SF
- G06: 1,904 SF
- G07: 3,601 SF
- G08: 3,409 SF
- G09: 1,672 SF
- G07 + G08: 7,010 SF
- G08 + G09: 5,081 SF
- G07 + G08 + G09: 8,682 SF



### NOTE

G07 Can have a private entrance



# WESTCHESTER MEDICAL PAVILION

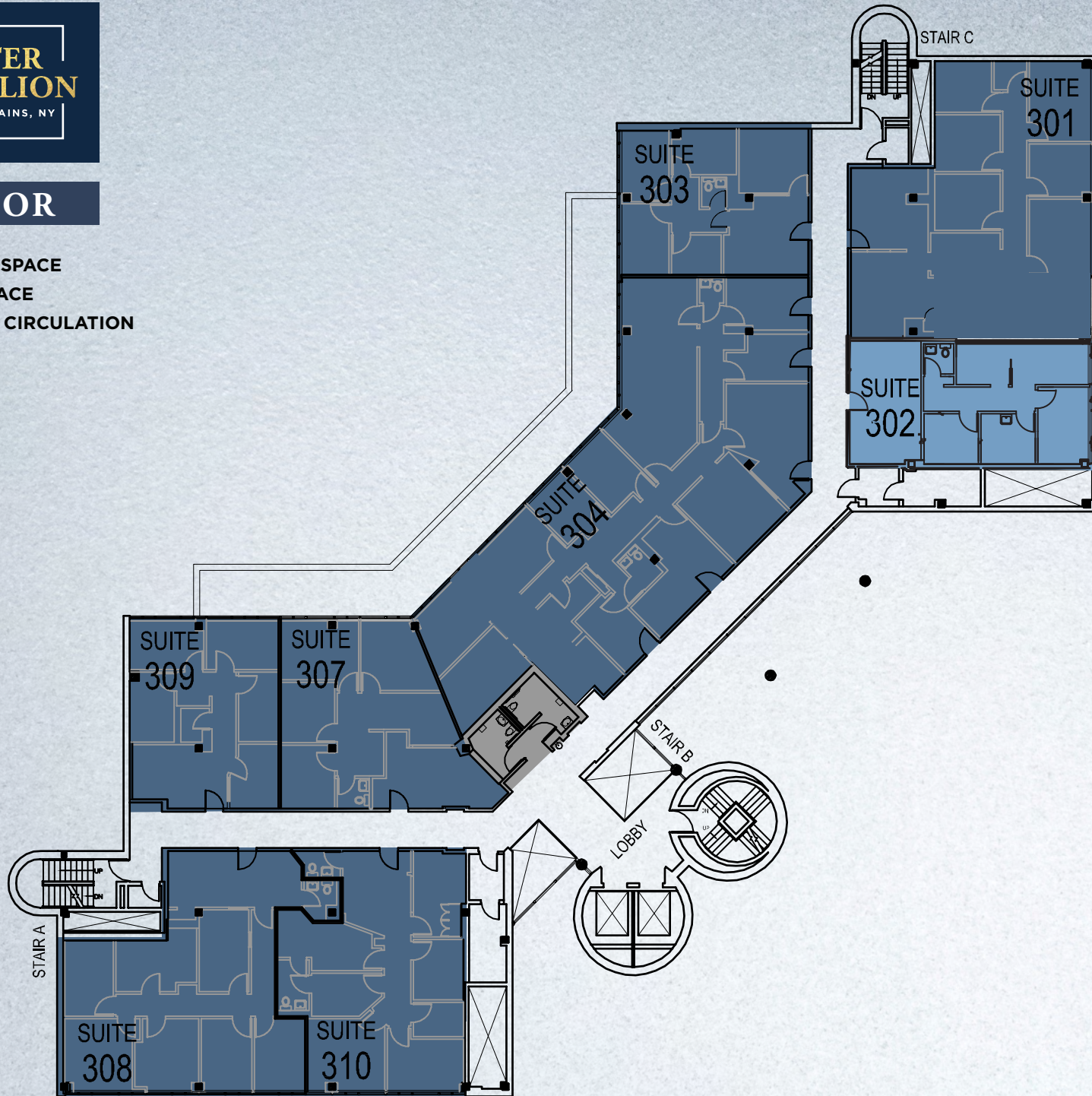
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## THIRD FLOOR

-  CURRENT AVAILABLE SPACE
-  CURRENT TENANT SPACE
-  BUILDING UTILITIES & CIRCULATION

### Square Footage

302: 1,047 SF



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## 8,682 RSF Available in Various Suites

Relocate to or open in the most conveniently located Medical office building to the most conveniently located, highest quality medical office building in the area. With practices such as Orthopedics, Plastic Surgery, Geriatric, Physical Therapy, Cardiology, Ophthalmology, Psychiatric, Dental, Chiropractic, Family, Wellness and a diagnostics and imaging center complete with MRI, stand-up MRI and ultrasound. The Westchester Medical Pavilion is truly the best location for medical practices in Westchester County.

The Westchester Medical Pavilion is designed for today's medical practices, offering minimal out of pocket and even "turn key" medical build outs with state-of-the-art building systems, available back up power and attractive amenities.

In addition, The Bristol, a 148 bed Assisted Living facility, is just stepsaway. The Bristol residents take full advantage of the close proximity of our doctors.



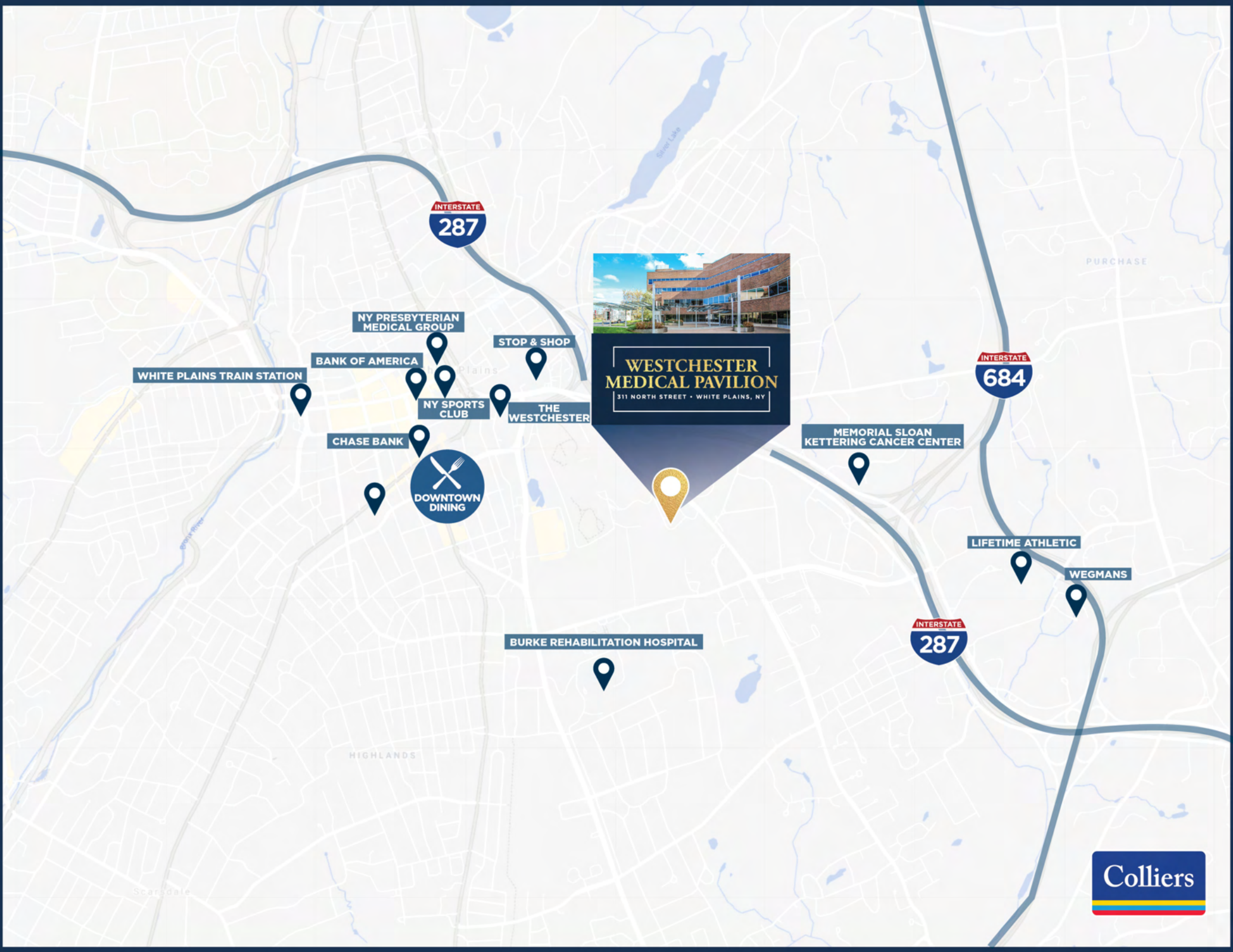


# Area Map



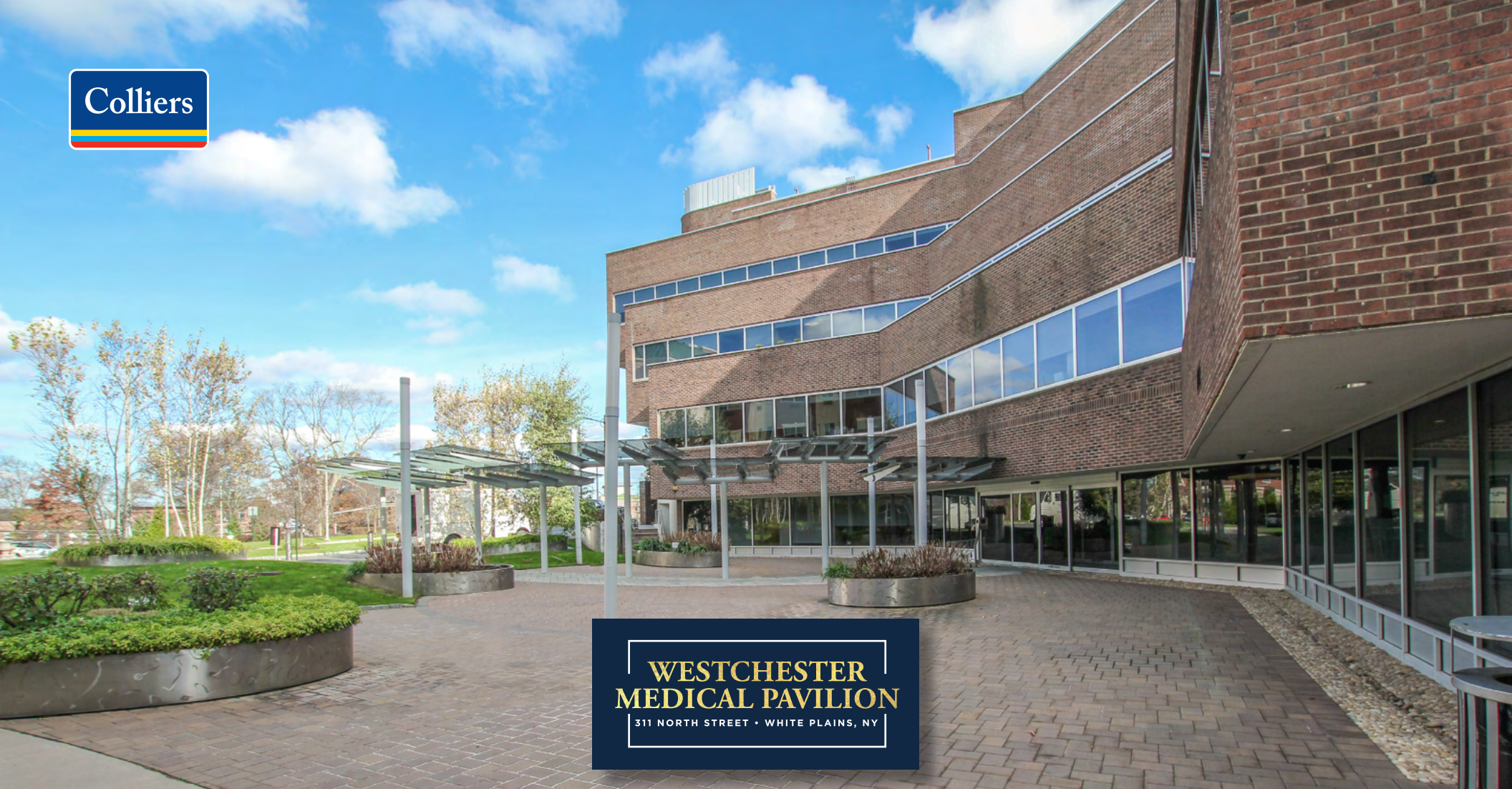
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