

FOR LEASE | Green Valley Office Park Suite #301



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	37,800 SF
Available SF:	1,500 - 4,073 SF
Lot Size:	6,534 SF
Number of Units:	1
Year Built:	1985
Market:	Mount Pleasant

PROPERTY OVERVIEW

Discover a newly furnished office space at 245 Saw Mill River Rd in Hawthorne, NY. This exceptional property offers six private offices, two spacious conference rooms with an adjoining pantry, and two open bullpen areas. With ample closet space for convenient storage, the layout also includes two separate entrances, providing the flexibility to divide the space if needed. The modern design, versatile floor plan, and state-of-the-art amenities make this property an ideal setting for your business. Conveniently located with easy access to major transportation routes and ample parking, this leasing opportunity is designed to elevate your business.

PROPERTY HIGHLIGHTS

- - Newly furnished office space
- - Six private offices
- - Two spacious conference rooms with adjoining pantry
- - Two open bullpen areas
- - Ample closet space for convenient storage
- - Layout includes two separate entrances
- - Modern design and state-of-the-art amenities
- - Versatile floor plan suitable for a range of businesses
- - Conveniently located with easy access to major transportation routes
- - High visibility and exposure for your brand

Minhaj Hussain

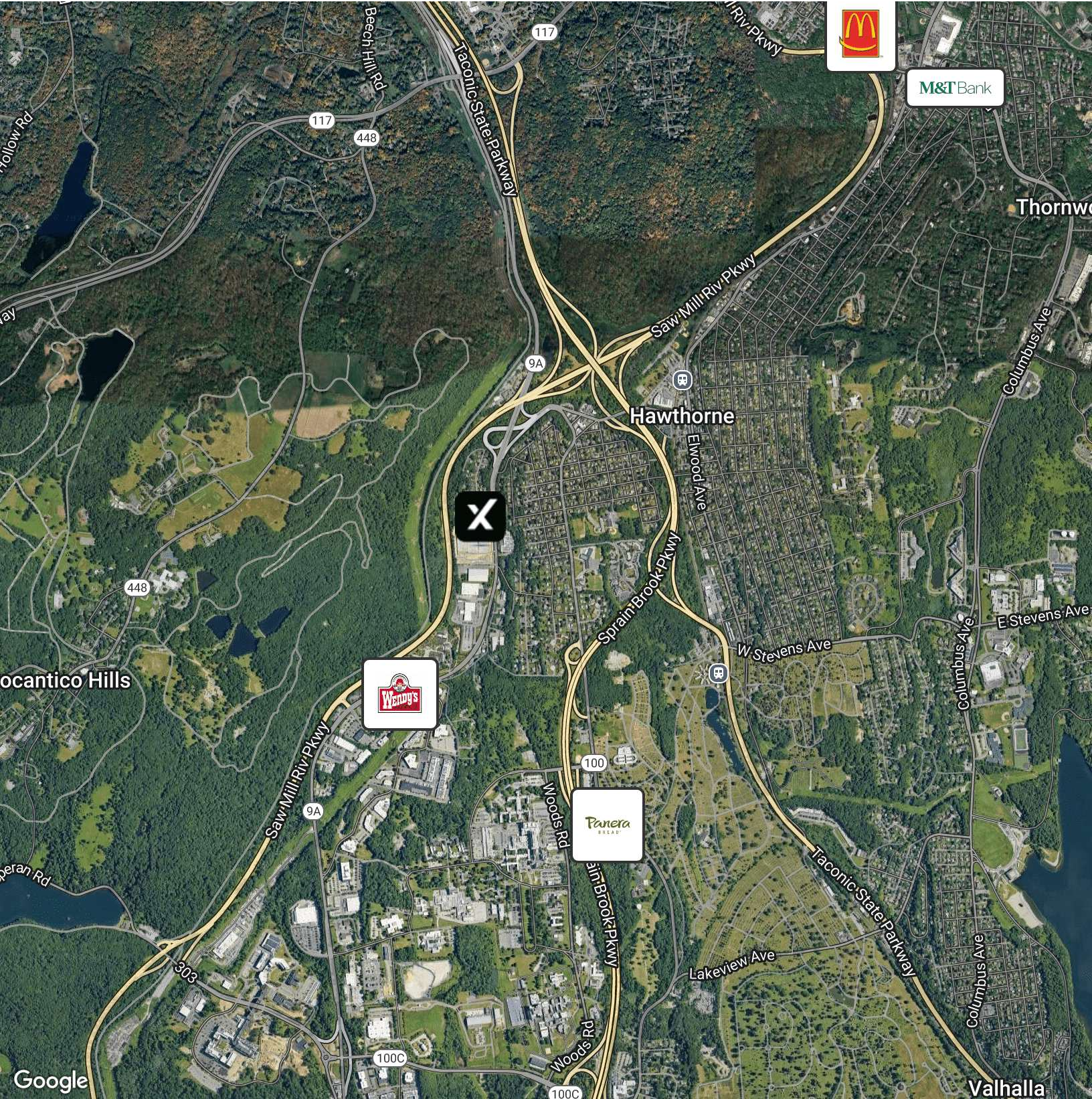
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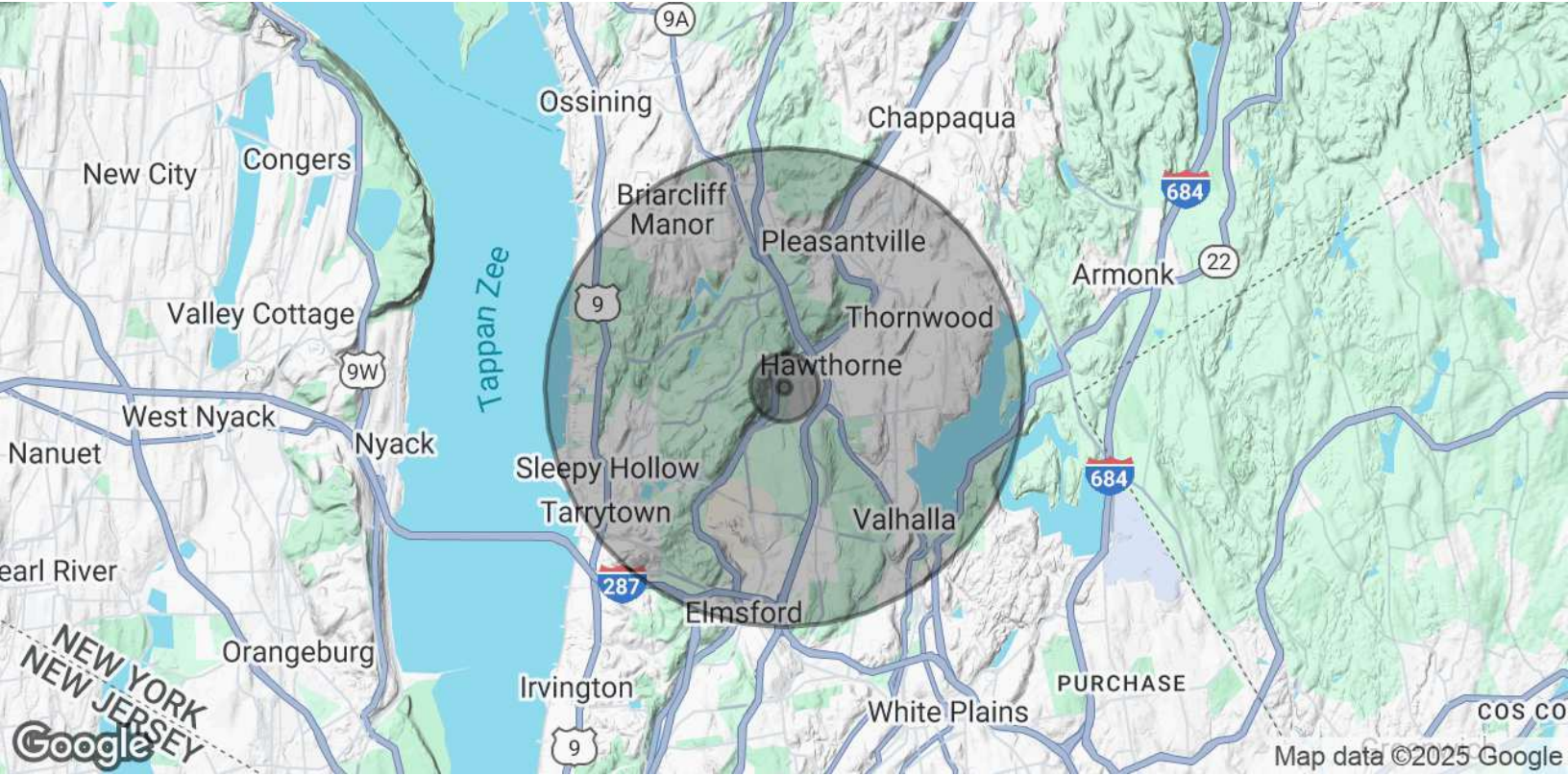


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POPULATION

	0.1 MILES	0.5 MILES	3.5 MILES
Total Population	41	1,364	62,797
Average Age	44	44	41
Average Age (Male)	42	42	40
Average Age (Female)	45	45	42

HOUSEHOLDS & INCOME

	0.1 MILES	0.5 MILES	3.5 MILES
Total Households	13	447	21,390
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$226,467	\$224,886	\$199,942
Average House Value	\$792,805	\$796,278	\$838,415

Demographics data derived from AlphaMap

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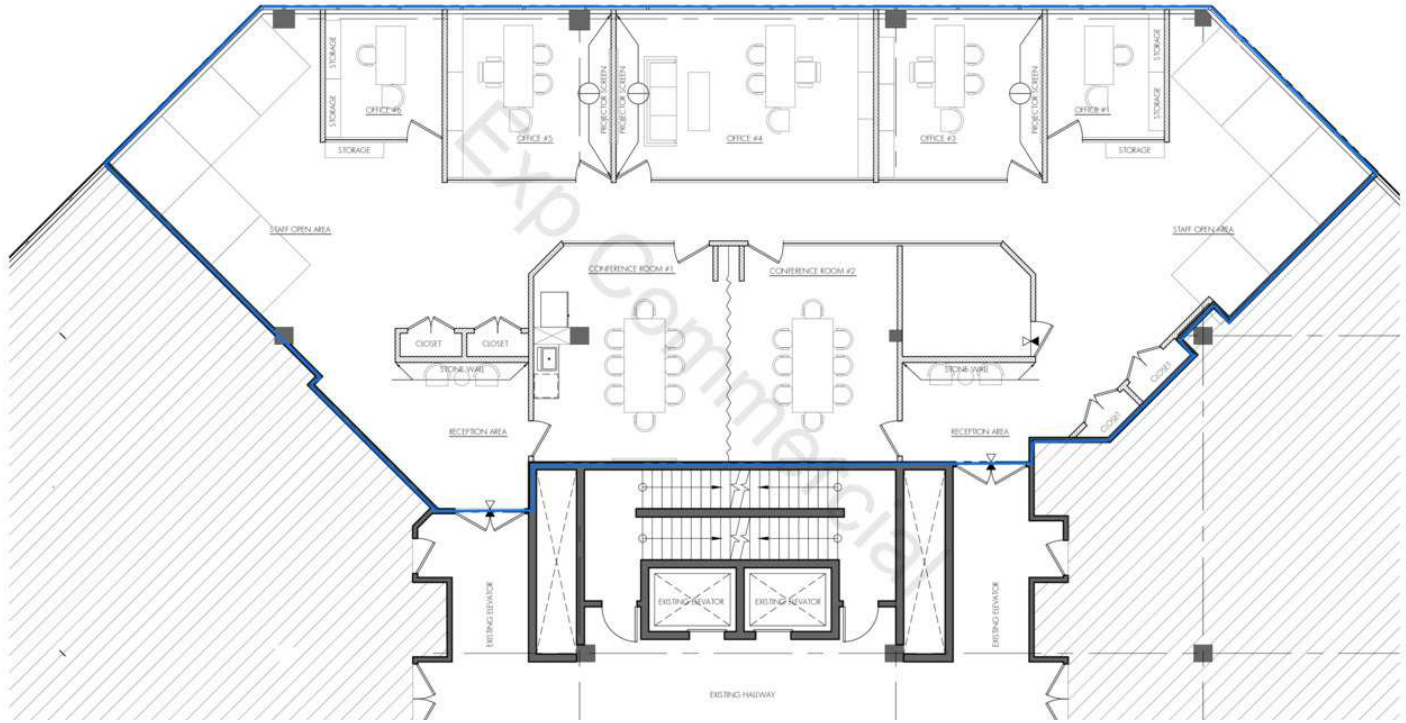
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Suite #301 Floor Plan



LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	1,500 - 4,073 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

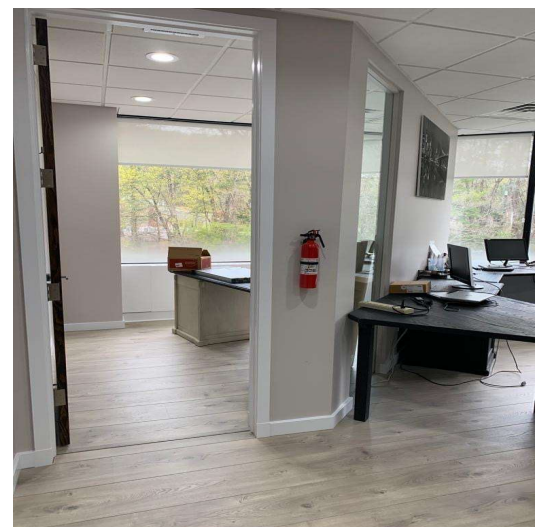
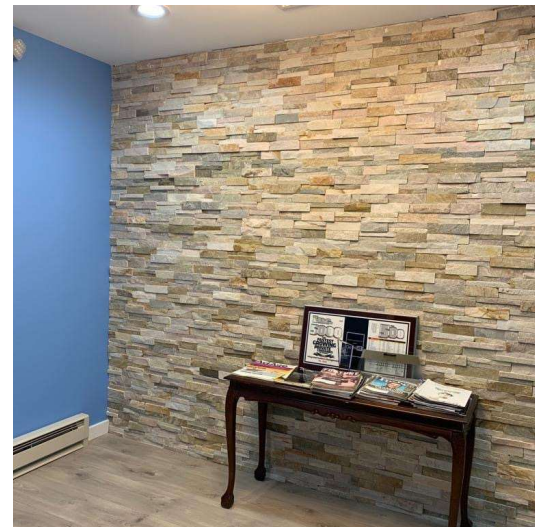
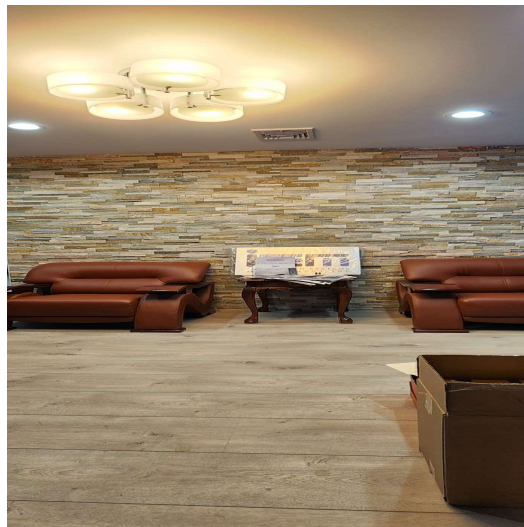
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 301 & 311	Available	1,500 - 4,073 SF	Modified Gross	\$20.00 SF/yr	-

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