

Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
TOTAL BUILDING SIZE	80,000 SF
SPACE AVAILABLE	Main: 5,000 sf LL#1: 9,836 sf LL #2: 1,272 sf
LEASE RATE	Medical: \$35-\$45 * Office: \$25-\$32 * * depends on buildout
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Office/medical spaces available for lease in Hawthorne, NY. Beautifully landscaped, recently renovated lobby, exterior walkways. Ample on-site parking.

LOCATION OVERVIEW

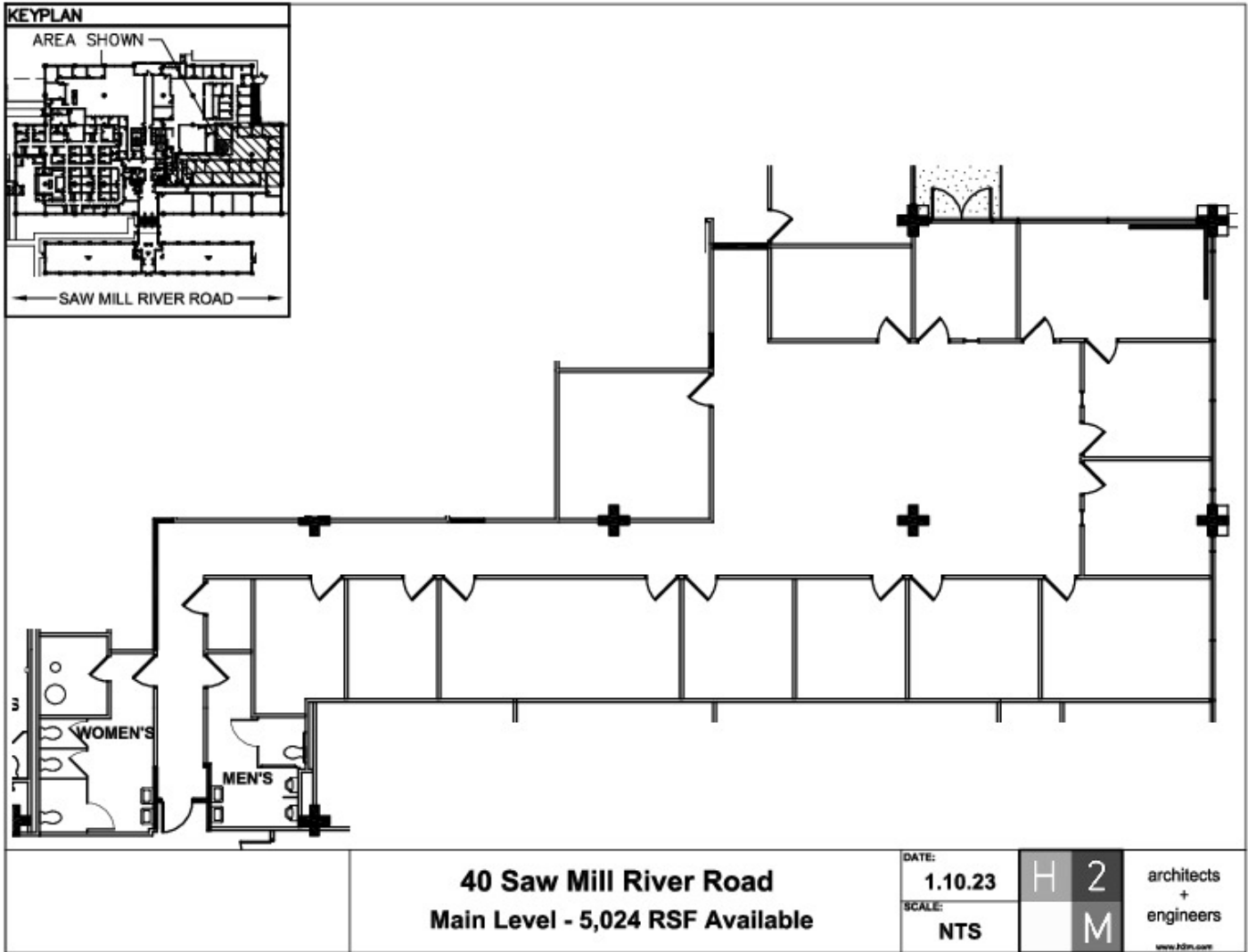
Modern office spaces available. Excellent location on Rt. 9A. Off of Exit #25 on Saw Mill River Parkway, short travel to Westchester Medical Center. Minutes from Taconic and Sprain Parkways. 10 minutes from downtown White Plains, and convenient to Mario Cuomo Bridge, Westchester County Airport and 35 minutes from Manhattan.

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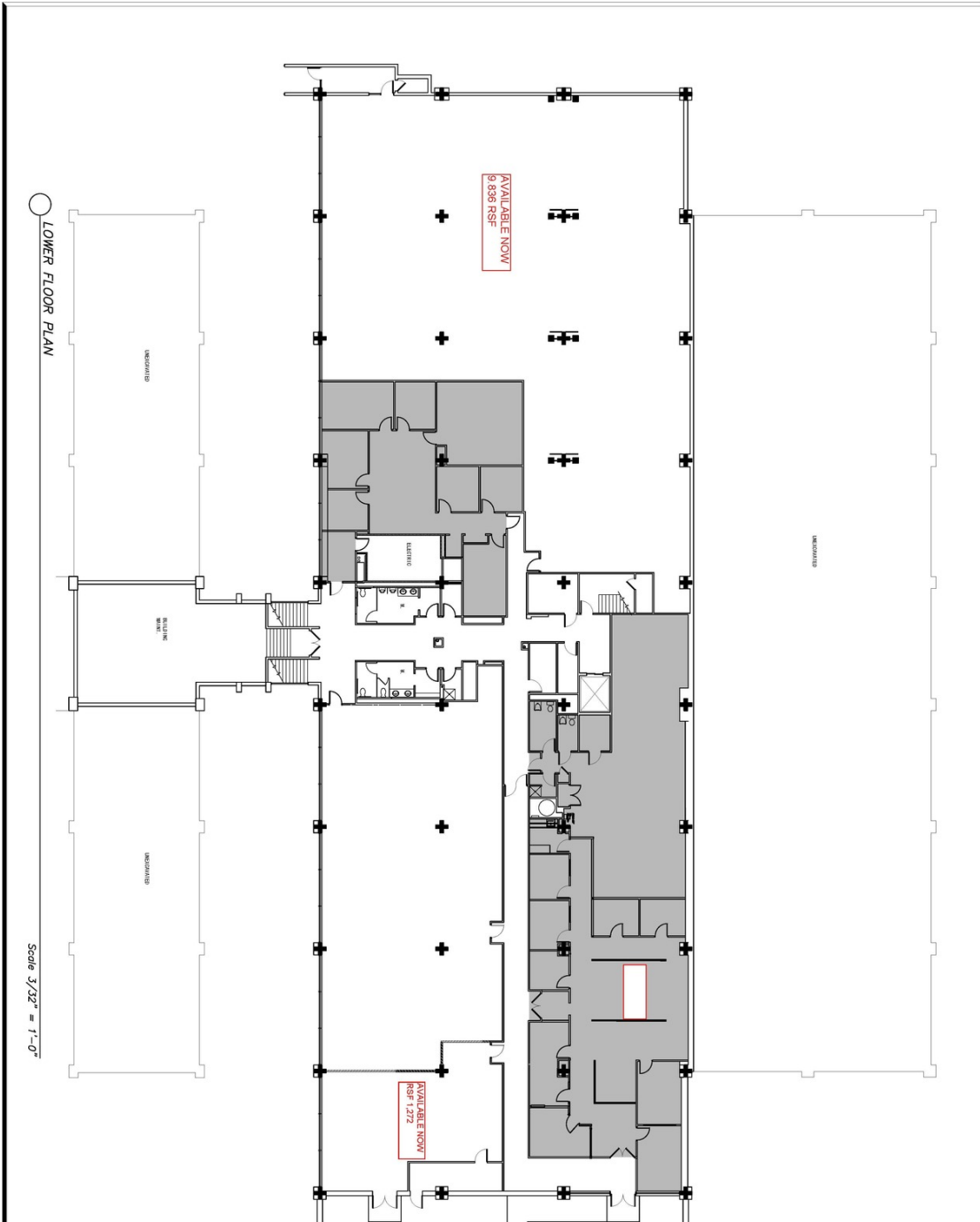
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Main Level Space Available - 5,024 sf



Lower Level - 9,836 sf & 1,272 sf



Interior Photos



40 Saw Mill River Rd | Hawthorne, NY

OFFICE/MEDICAL SPACE BUILDING
FOR LEASE

Aerial Map



40 Saw Mill River Rd | Hawthorne, NY

OFFICE/MEDICAL SPACE BUILDING
FOR LEASE

Location Maps

