

# 100 CLEARBROOK ROAD

ELMSFORD, NY

CROSS WESTCHESTER EXECUTIVE PARK

OFFICE SOLUTIONS FROM 3,983 RSF TO 7,130 RSF AVAILABLE FOR LEASE



**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

# EXCELLENT PROXIMITY TO BIOTECH AND MEDICAL SERVICES



On-Site Drive-Thru Bank

## FIRST FLOOR

**4,531 RSF & 3,983 RSF**

## SECOND FLOOR

**7,130 RSF** DIVISIBLE

## THIRD FLOOR

**4,125 RSF** DIVISIBLE

**BUILDING SIZE:** 60,000 RSF

**RENTAL RATE:** Upon Request

**PARKING:** Ample Parking

**AMENITIES:** Bank & On-Site Property Management

**LOCATION:** Directly across from New York Medical College Campus at Westchester Medical Center. Bus Stop located across the street.



Ample Parking

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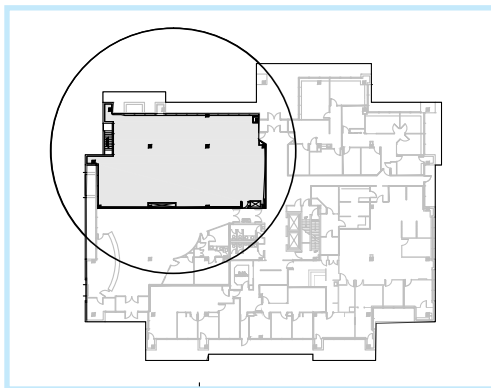
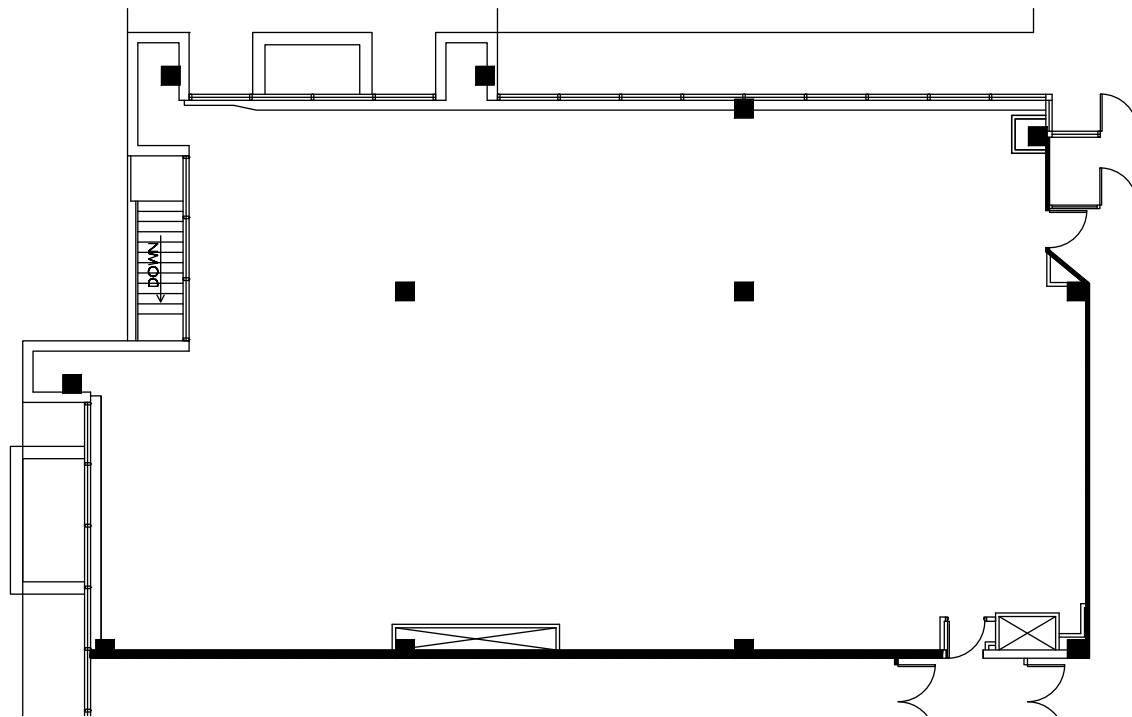
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# FIRST FLOOR PLAN - 4,531 RSF



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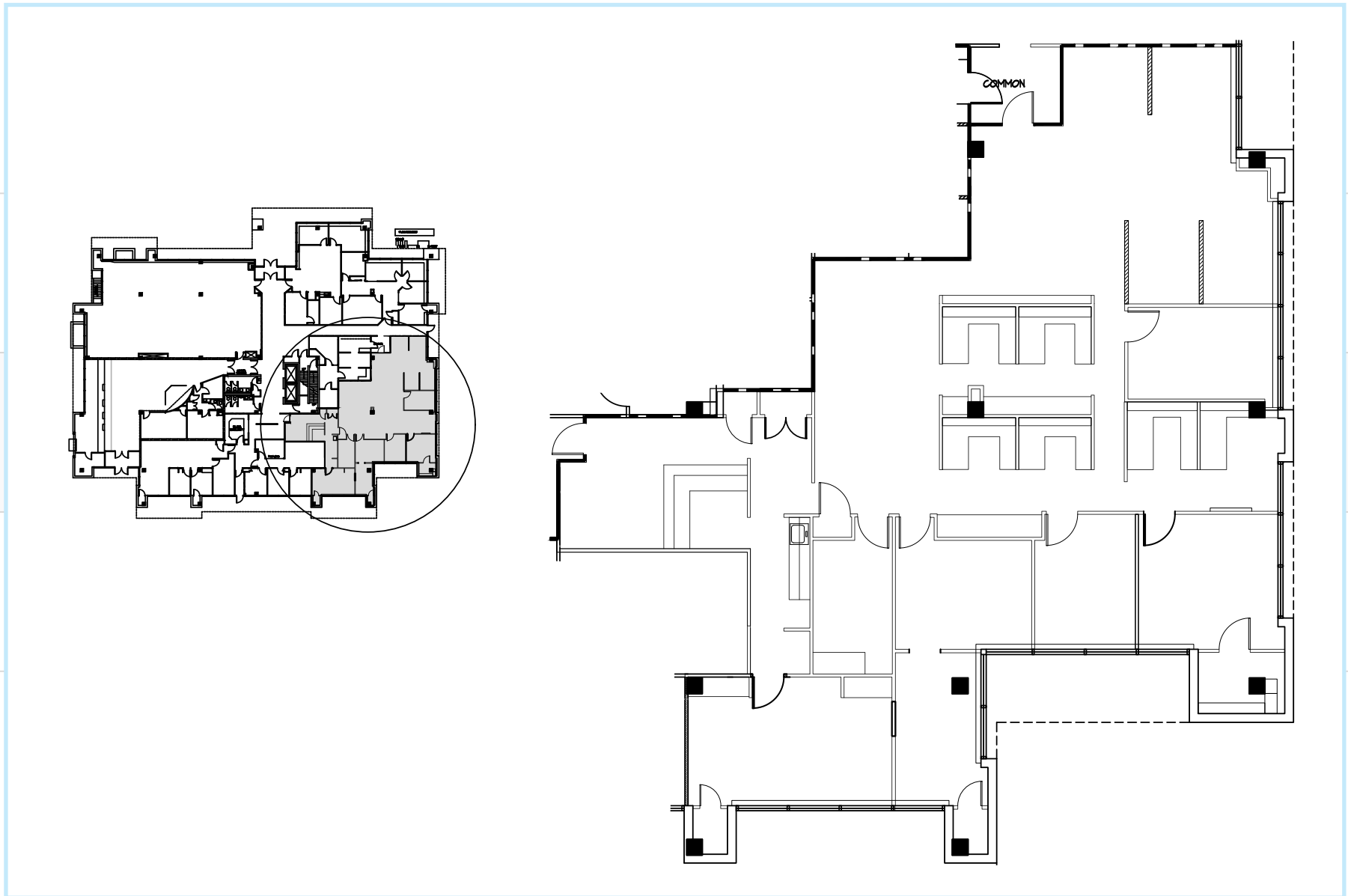
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# FIRST FLOOR PLAN – 3,983 RSF



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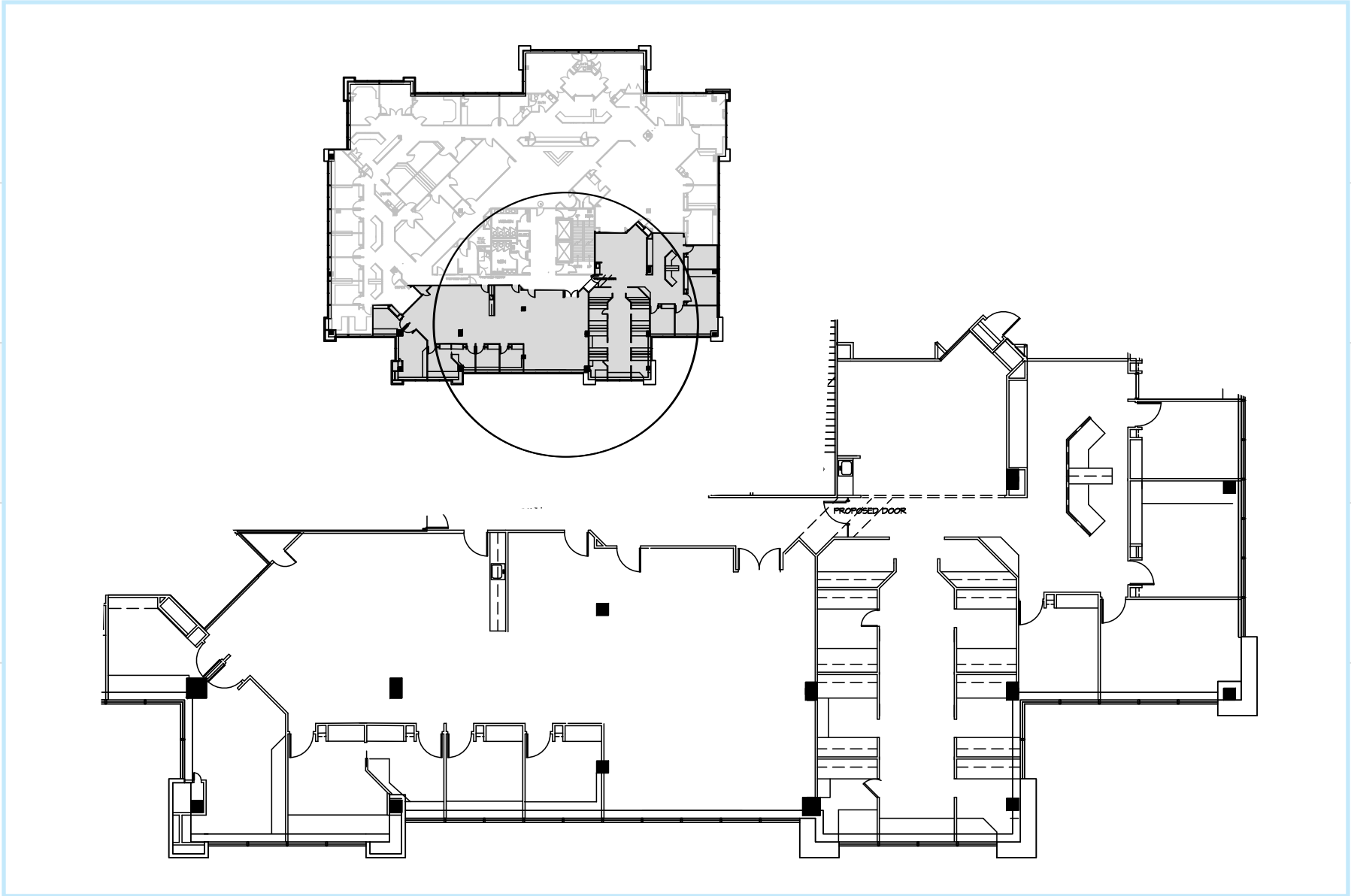
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# SECOND FLOOR PLAN – 7,130 RSF DIVISIBLE



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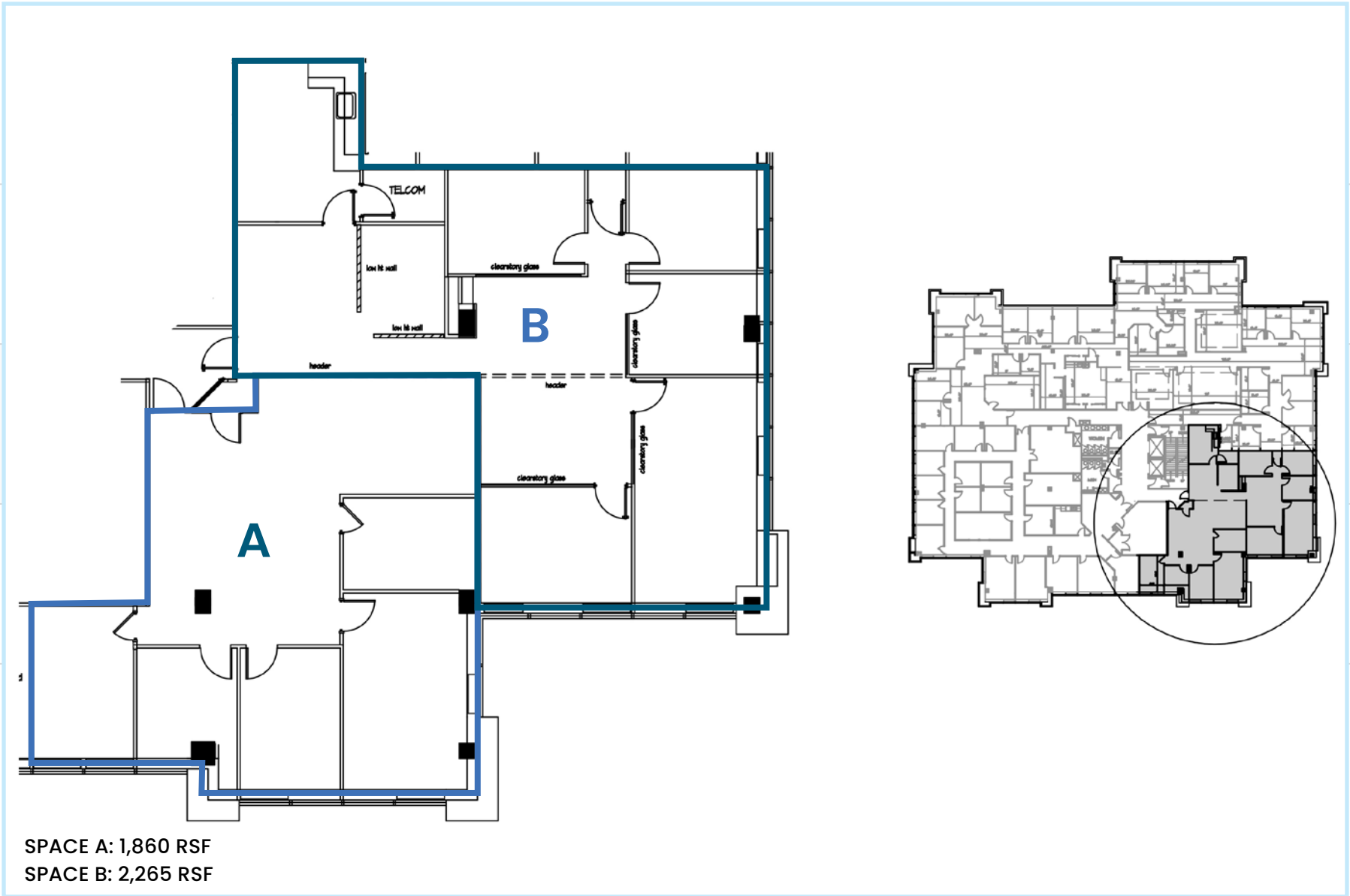
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# THIRD FLOOR PLAN - 4,125 RSF DIVISIBLE



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# PRIME LOCATION WITHIN PLANNED BILLION-DOLLAR BIOTECH CORRIDOR

**TRANSPORTATION**

- INTERSTATE 287
- Saw Mill Pkwy
- Sprain Brook Pkwy
- MTA Metro-North Railroad
- the bee-line system

**REGENERON**

**WMC Health Westchester Medical Center**  
Westchester Medical Center Health Network

**NEW YORK MEDICAL COLLEGE**  
A MEMBER OF THE YONGE COLLEGE AND UNIVERSITY SYSTEM  
SCHOOL OF HEALTH SCIENCES & PRACTICE - INSTITUTE OF PUBLIC HEALTH

MTA Metro-North Railroad

Google earth

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