

22

SAW MILL RIVER ROAD
HAWTHORNE, NY

BOUTIQUE OFFICE SPACE WITH SIGNAGE & VISIBILITY ON ROUTE 9A

ROUTE 9A VISIBILITY | FULL-FLOOR IDENTITY AVAILABLE



FLEXIBLE OFFICE SPACE IN A STANDALONE BUILDING WITH STRONG IDENTITY AND REGIONAL ACCESS

KEY FEATURES

- Available space from $\pm 1,956$ – $\pm 16,739$ RSF (up to $\pm 20,777+$ RSF total)
- Full-floor identity available ($\pm 16,739$ RSF)
- Full-floor and divisible opportunities
- Top-of-building signage opportunity for tenant identity
- Monument signage along Route 9A
- Private entrance available for select suites
- Efficient floor plates supporting private offices, open workspace, or hybrid layouts
- Ideal for professional and service-oriented users
- 2 elevators servicing all floors
- 4.0 / 1,000 SF parking ratio supporting employee and visitor needs
- Ample on-site parking
- Newly renovated, professional lobby and common areas

CONTACT
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LISTING
AGENTS

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RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

22 SAW MILL RIVER ROAD

A NEWLY RENOVATED INVITING LOBBY AND COMMON AREA

AVAILABLE SPACE - 20,777 RSF

SECOND FLOOR - 16,739 RSF

THIRD FLOOR - 1,956 RSF

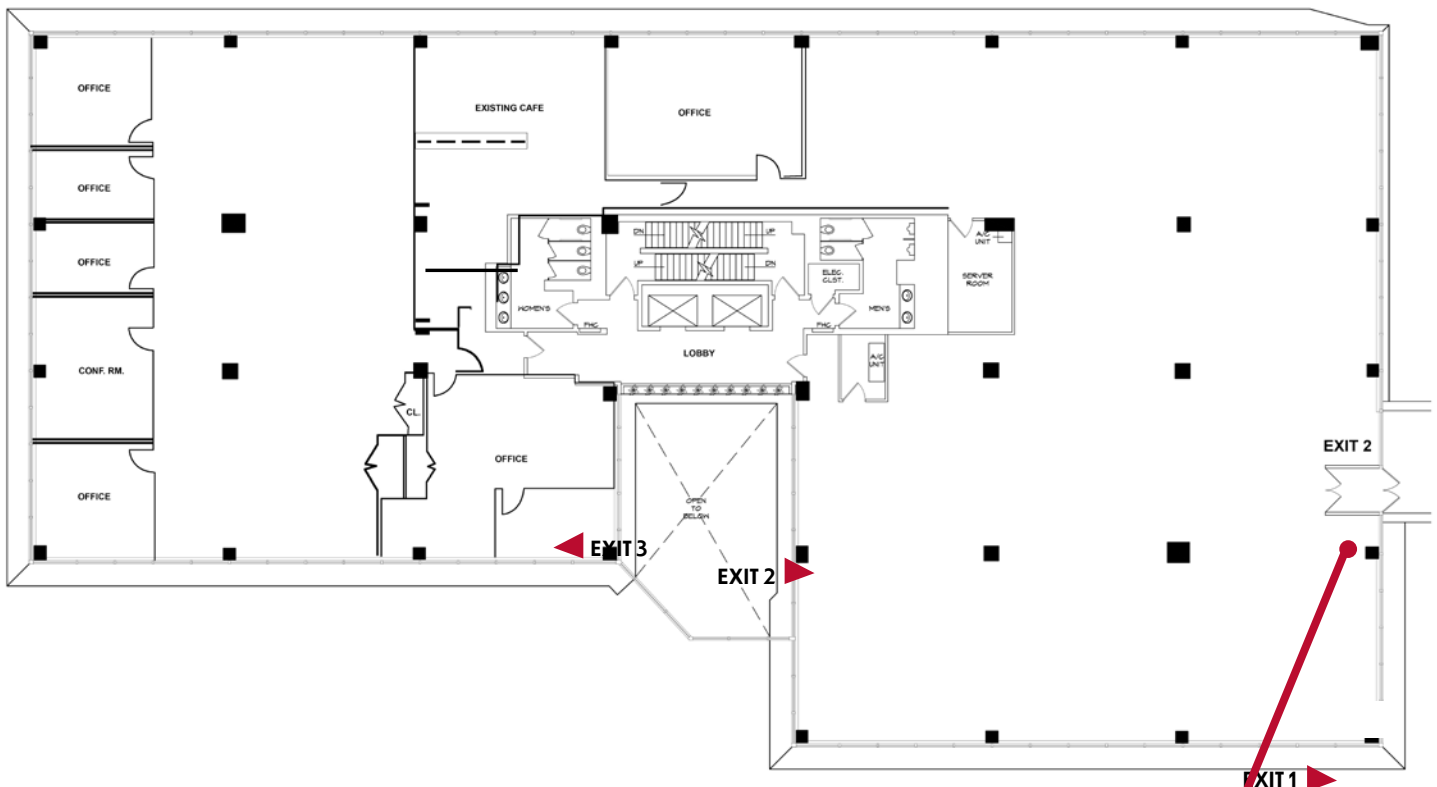
THIRD FLOOR - 2,082 RSF

ADDITIONAL INFORMATION:

- Private entrance
- Second floor space can be divided
- 2 Elevators
- Ample accessible parking with parking spaces adjacent to private entrance
- Daily weekday cleaning service
- Near Saw Mill River Parkway, Sprain Brook Parkway, and Taconic State Parkway
- Rental Rate Upon Request

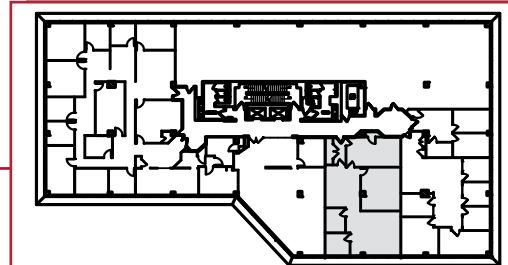
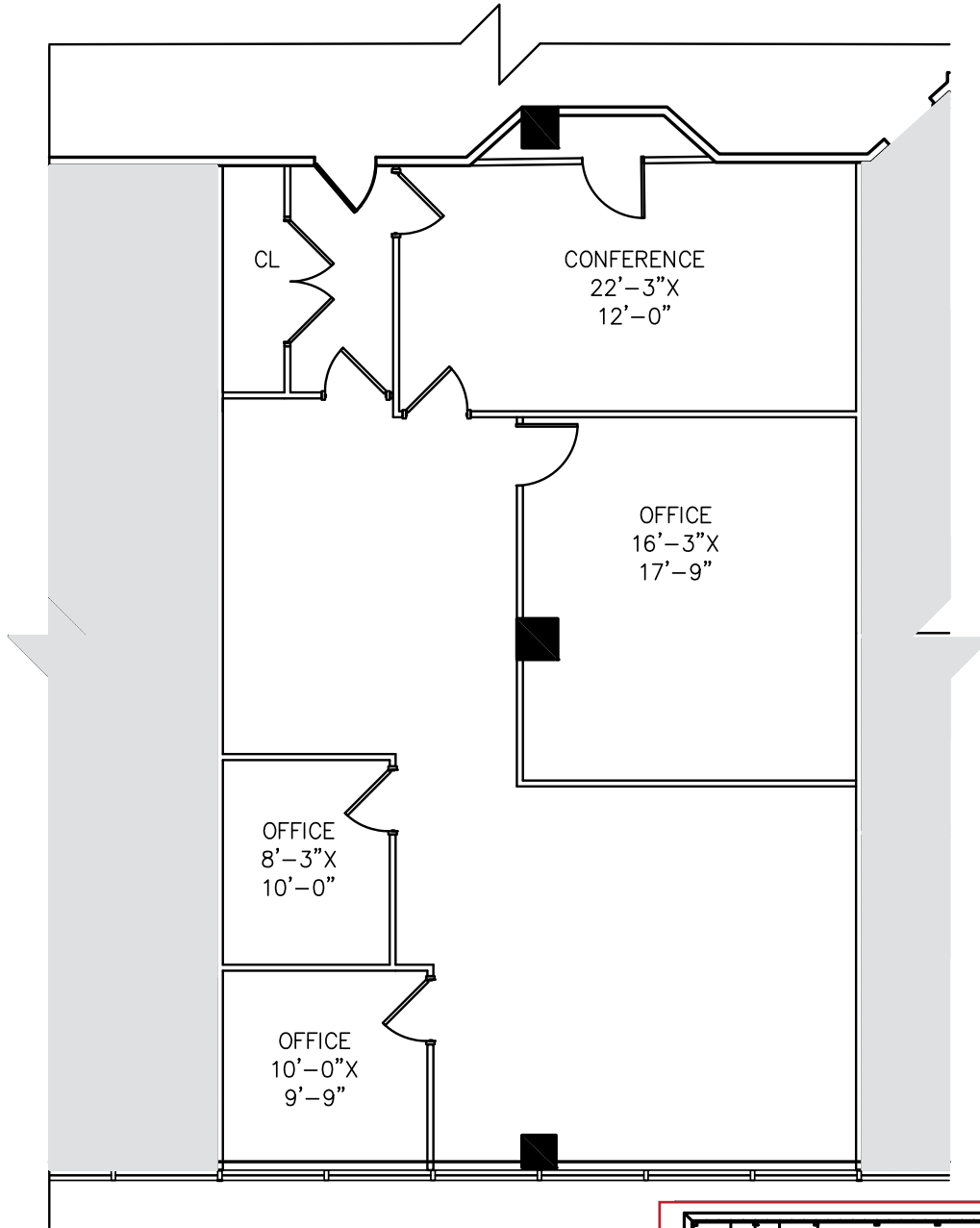


Second Floor | 16,739 RSF (Divisible)



PRIVATE ENTRANCE

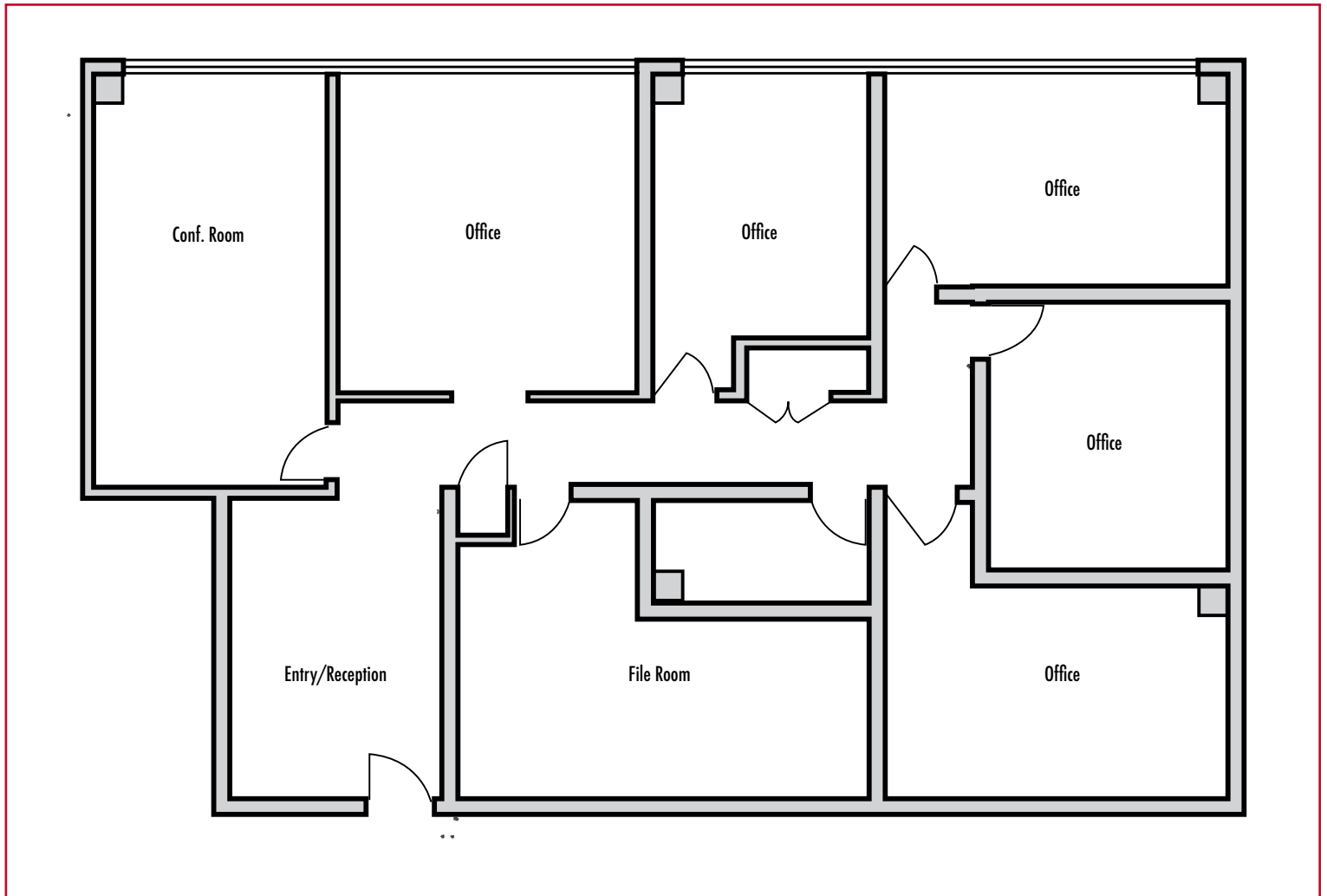
Third Floor | 1,956 RSF



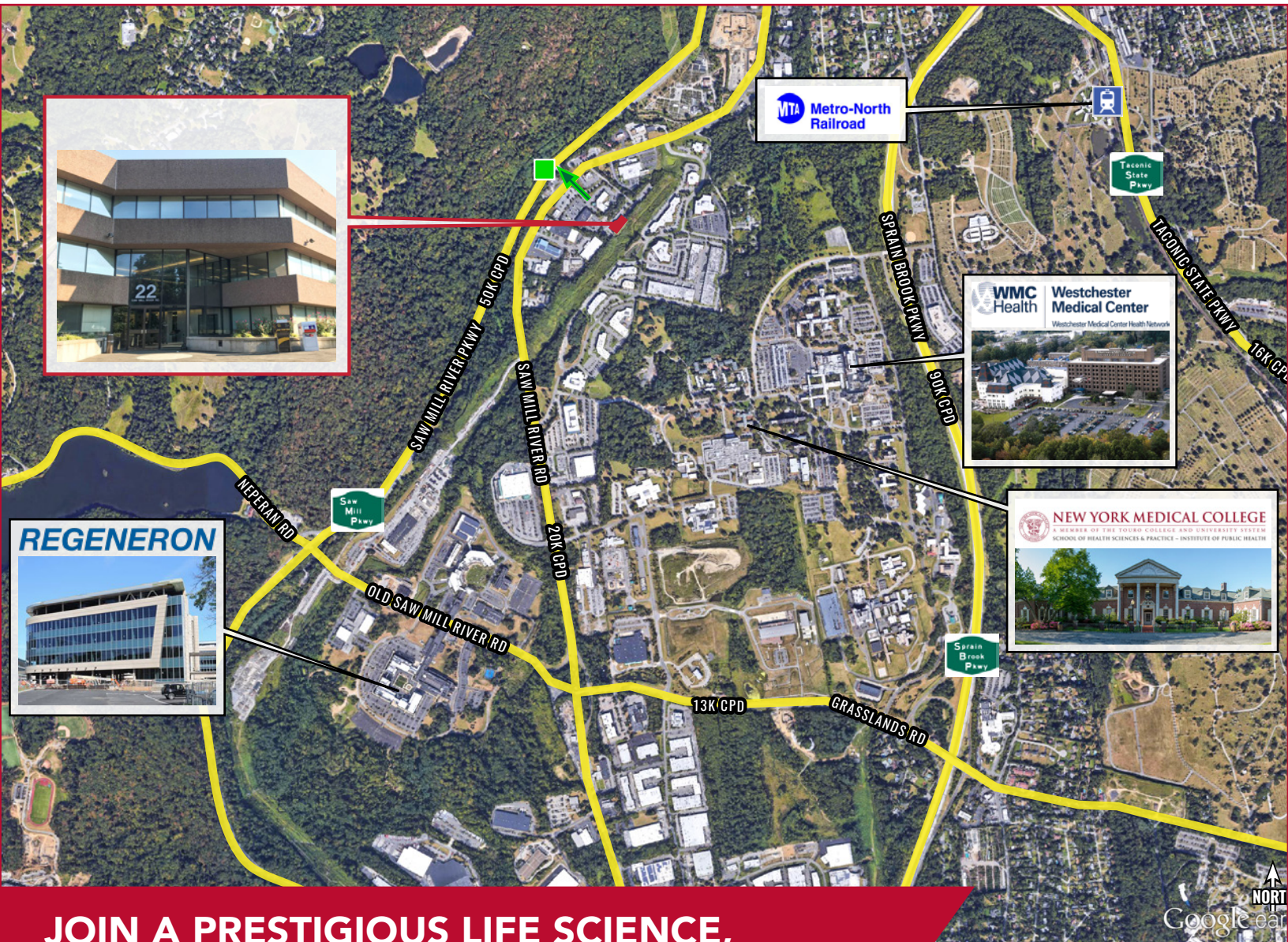
LOCATION PLAN



Third Floor | 2,048 RSF



Local Map



JOIN A PRESTIGIOUS LIFE SCIENCE, MEDICAL, AND CORPORATE COMMUNITY

LOCATION HIGHLIGHTS

- Direct access to Route 9A and Saw Mill River Parkway
- Minutes to I-287, Sprain Brook Parkway, and Taconic State Parkway
- Less than 1 mile to Westchester Medical Center
- Surrounded by corporate, medical, and life science users
- Convenient to White Plains and surrounding business hubs



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