

22

SAW MILL RIVER ROAD
HAWTHORNE, NY

STANDALONE MEDICAL BUILDING WITH SIGNAGE ON ROUTE 9A

< 1 MILE TO WESTCHESTER MEDICAL CENTER | SIGNAGE ON ROUTE 9A



HIGH-VISIBILITY MEDICAL OPPORTUNITY LESS THAN ONE MILE FROM WESTCHESTER MEDICAL CENTER

KEY FEATURES

- Standalone building ideal for medical users
- Top-of-building naming rights available
- Monument signage with direct visibility along Route 9A
- Available space from $\pm 1,956$ – $\pm 16,739$ RSF (divisible)
- 4.0 / 1,000 SF parking ratio
- Full-floor opportunity on the second level
- Private entrance serving available suites
- Ability to deliver custom turnkey medical buildouts
- Efficient layouts for exam rooms, consult offices, and support space
- 2 elevators servicing all floors
- Ample on-site parking with convenient patient access
- Newly renovated, inviting lobby and common areas

CONTACT
EXCLUSIVE
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

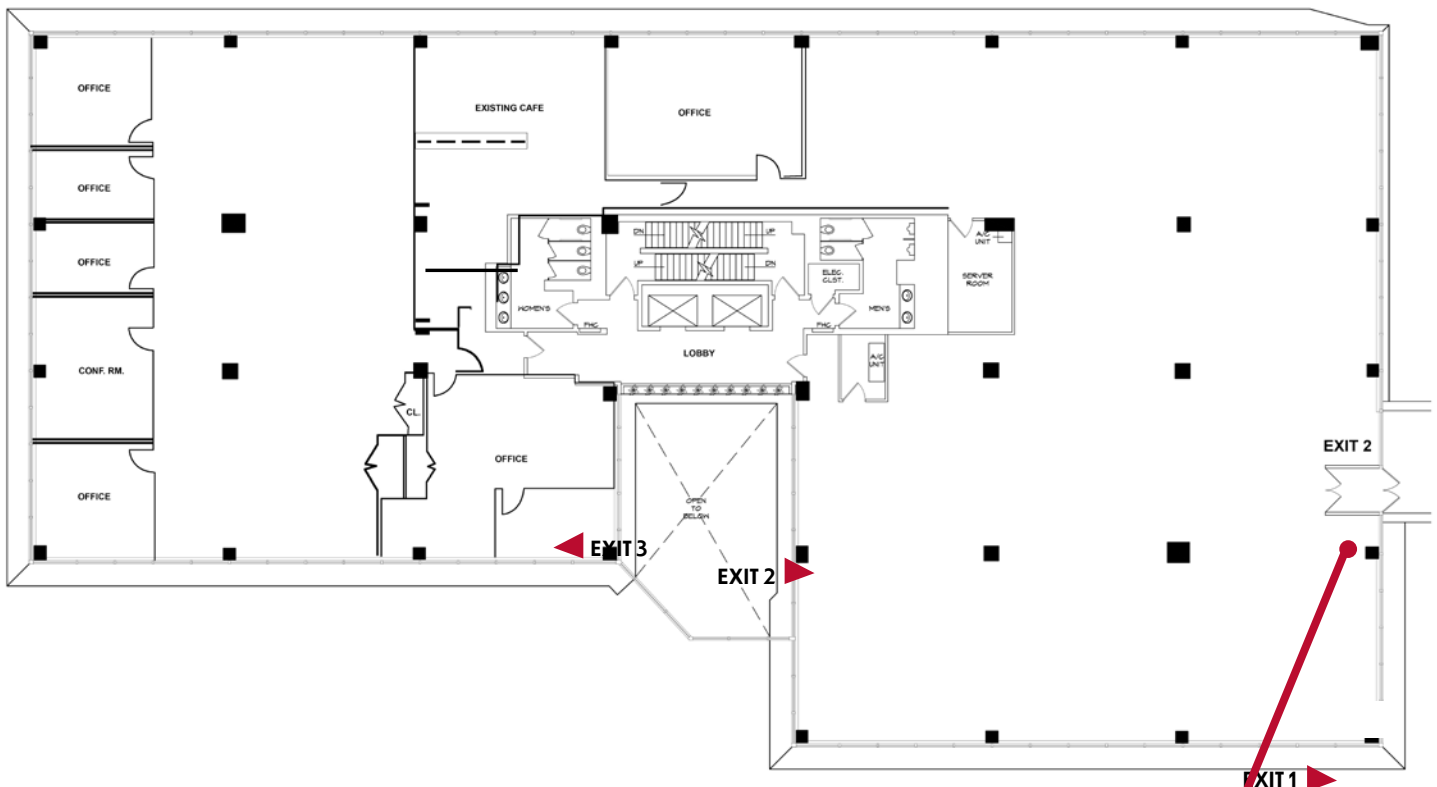
THIRD FLOOR - 2,082 RSF

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

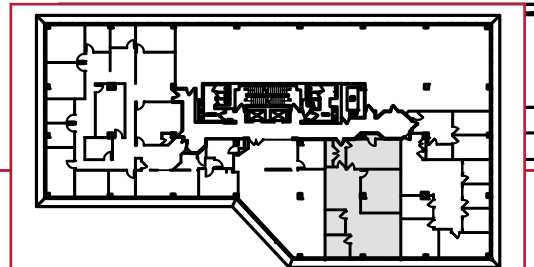
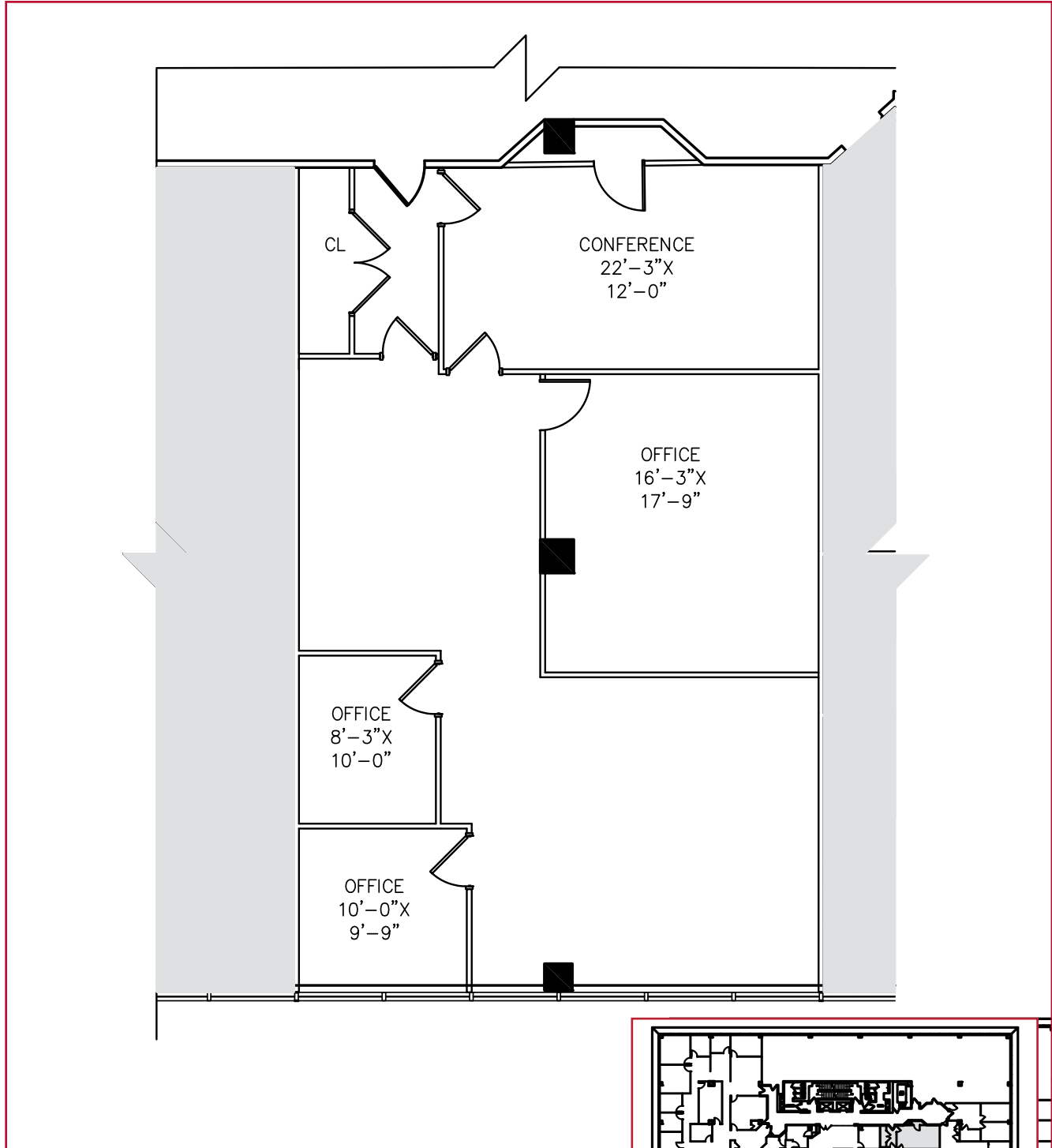


Second Floor | 16,739 RSF (Divisible)



PRIVATE ENTRANCE

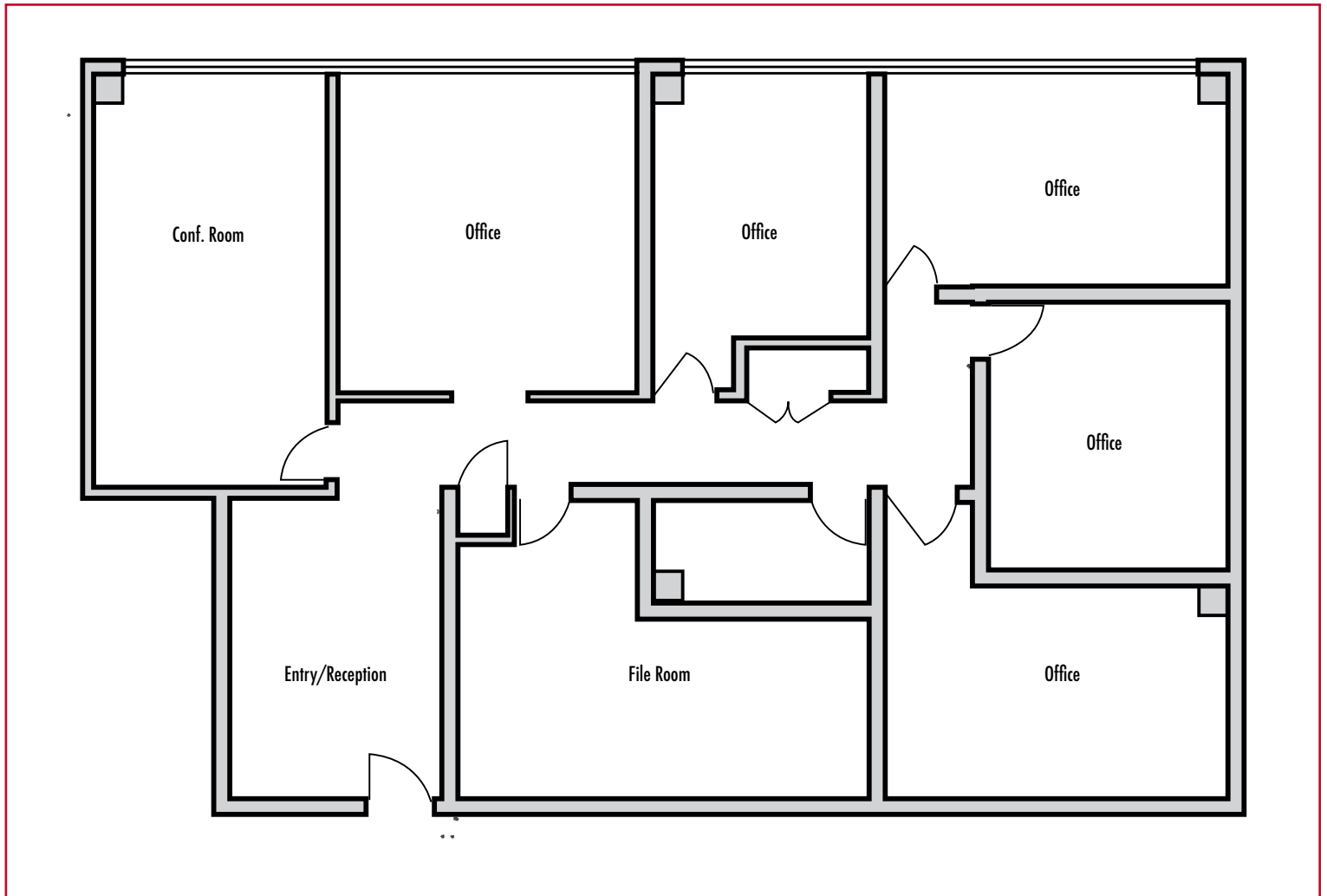
Third Floor | 1,956 RSF



LOCATION PLAN



Third Floor | 2,048 RSF



Local Map



JOIN A PRESTIGIOUS LIFE SCIENCE, MEDICAL, AND CORPORATE COMMUNITY

LOCATION HIGHLIGHTS

- Less than 1 mile to Westchester Medical Center & New York Medical College
- Immediate access to Route 9A, Saw Mill River Parkway, Sprain Brook Parkway, and Taconic State Parkway
- Positioned within Westchester's core medical and life science corridor
- Central to Valhalla, Hawthorne, Pleasantville, and White Plains



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