



HOULIHAN LAWRENCE  
COMMERCIAL

800 Westchester Avenue, Suite N-517  
Rye Brook, NY 10573  
[www.houlihanlawrence.com/commercial/](http://www.houlihanlawrence.com/commercial/)

INTRODUCING

## 141 North State Road

BRIARCLIFF MANOR, NY

\$3,800/mo + \$4/psf for electrical

OFFERED AT

2,300

SF

BRING YOUR BUSINESS OR PRACTICE TO THIS  
FABULOUSLY CONVENIENT LOCATION!



### TERESA MARZIANO

Real Estate Salesperson

M 914-441-2254 O 914.798.4900  
[tmarziano@houlihanlawrence.com](mailto:tmarziano@houlihanlawrence.com)

## BOUTIQUE OFFICE BUILDING VISIBILITY, PARKING & WALKING ACCESS TO NEARBY SHOPPING CENTER

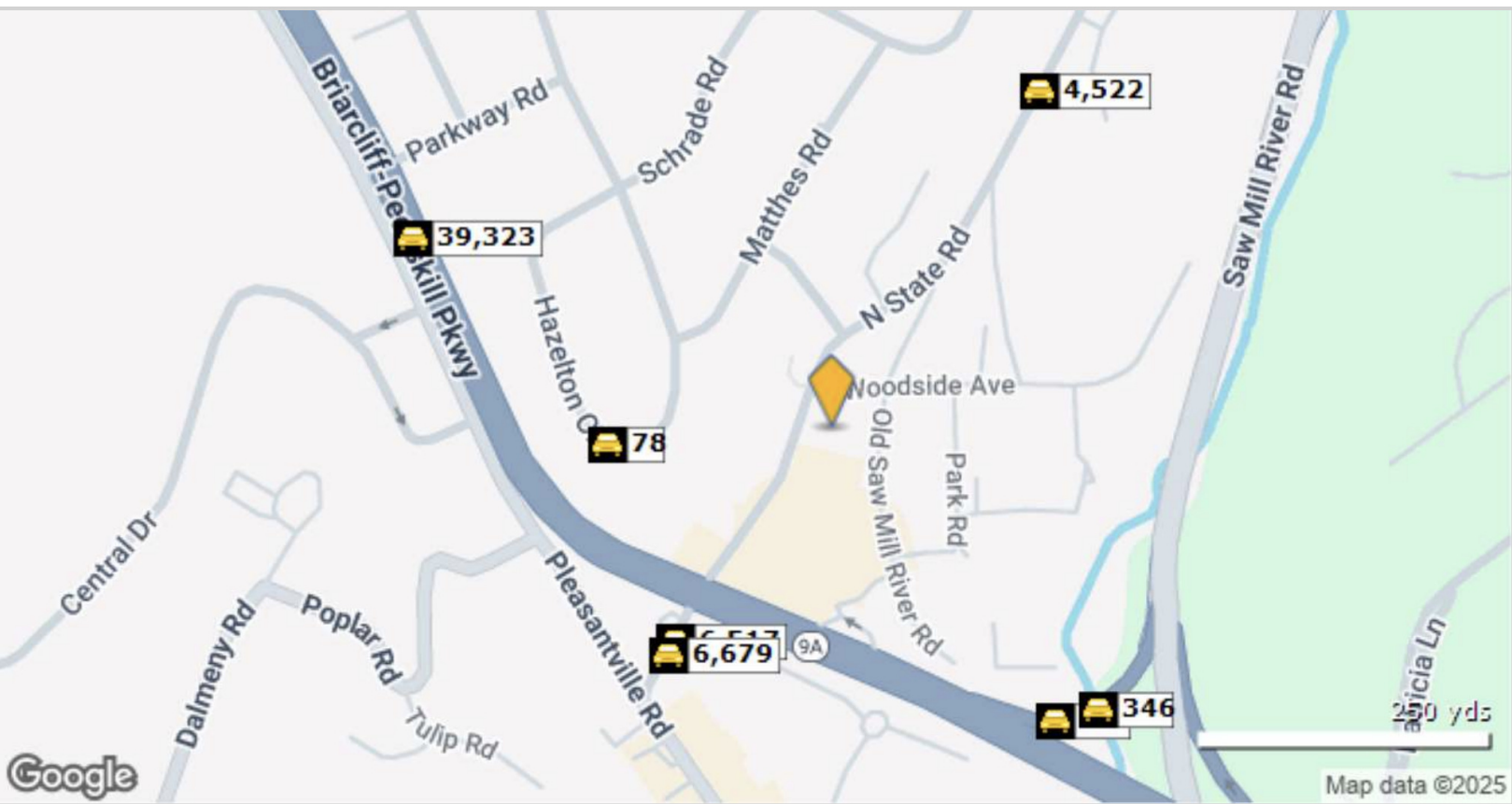
- 2,300 sf. office space available – departing tenant is an attorney/accountant team
- Large reception areas with 5/6 private office space
- Space in very good condition
- Wood floors, central open area & six good sized offices
- Elevator serves all floors
- Restrooms easily accessible & located on floor
- Balcony available for seasonal enjoyment of the outside
- 35 parking spaces
- Tenant pays water & will initiate own con-ed account

*Departing tenant would be willing to lease one office  
(or two) from new tenant*

# PHOTOS



# TRAFFIC REPORT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hazelton Circle	Hungerford Rd	0.06 NE	2025	78	MPSI	.11
2	N State Rd	Blue Lantern Ln	0.10 SW	2023	6,048	MPSI	.13
3	N State Rd	Pleasantville Rd	0.02 SW	2023	6,715	MPSI	.13
4	North State Road	Pleasantville Rd	0.02 SW	2024	6,517	MPSI	.13
5	North State Road	Pleasantville Rd	0.02 SW	2025	6,679	MPSI	.14
6	Rte 9A Rt 100 from NY100 SB (OFF) to	Briarcliff Peekskill Pkwy	0.08 SE	2025	346	MPSI	.18
7	Saw Mill River Rd	Briarcliff Peekskill Pkwy	0.08 SE	2023	346	MPSI	.19
8	N State Rd	Winterberry Ln	0.04 NE	2024	4,488	MPSI	.20
9	N State Rd	Winterberry Ln	0.04 NE	2025	4,522	MPSI	.20
10	Saw Mill River Rd	N State Rd	0.23 SE	2024	39,323	MPSI	.23

# Discover Briarcliff Manor



**7,616**  
POPULATION

**30**  
MILES TO NYC

**5.75**  
SQUARE MILES



## VILLAGE OF BRIARCLIFF MANOR

The Village of Briarcliff Manor is located 12 miles north of White Plains and 30 miles north of mid-Manhattan. A 44 minute scenic ride on the Hudson Division takes you to Grand Central Terminal in Manhattan. It is primarily a residential community with a population of 7,616 and a charming central business district. The village offers suburban conveniences in a peaceful pastoral setting.

It's mix of older homes and newer construction help to create a dynamic community for all ages and interests. The spirit of civic involvement seems to capture everyone, making the village feel like a closely knit family.

## PARKS & RECREATION

The Village operates over 172 acres of parkland and has a year-round recreation program for children and adults. Summer day camp is offered for resident children, from preschool to 8th grade. Residents enjoy the Village pool complex featuring a main pool, wading pool, bathhouse, playground, and snack bar. There are 10 tennis courts, paddle tennis and pickleball courts.

## EDUCATION

The Briarcliff School community is committed to a deep and well-rounded educational experience for all. Our students attend two nationally recognized school districts. Briarcliff Manor Union Free School District is comprised of three schools: Todd Elementary School, Briarcliff Middle School and Briarcliff High School. About 98% of each graduating class pursues higher education, with 90% attending four-year colleges. The Ossining Union Free School district is comprised of Park Early Childhood Center, Brookside School, Claremont School, Roosevelt School, Anne M. Dorner Middle School and Ossining High School. 91% of the graduates pursue higher education.

## DINING

105-TEN Bar & Grill	Flames Bar & Grill	North State Pizza
Briarcliff Market & Deli	Guadalajara Restaurant	Orfino's Restaurant
Briarcliff Seafood & Meats	Maya Riviera Bar & Restaurant	Squire's of Briarcliff
Dive Oyster House		Terra Rustica
Donato's Trattoria	Maya Taqueria	The Patio Restaurant
Euro Pizzeria	Mooyah	Yama Fuji Sushi

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