



SCALZO
COMMERCIAL
NEW DEVELOPMENT

5 - 7 WEST CROSS STREET

Hawthorne, NY 10532

For Lease





PROPERTY DESCRIPTION

Discover the perfect location for your business at this prime property in Hawthorne, NY. With a range of suite sizes available, including warehouse space, and a modern, attractive architectural design, this space is designed to meet your needs. The property boasts well-maintained and attractive landscaping, and offers on-site building services and amenities for your convenience. Flexible lease terms are available, and ample parking options ensure both tenants and visitors will find parking hassle-free. Enjoy the convenience of walking to Metro North, and take advantage of a competitive listed rate, though certain utilities, building services, and property expenses may not be included. This property is the ideal choice for your next business location.

LOCATION DESCRIPTION

The area boasts a dynamic mix of commercial and residential spaces, creating a lively atmosphere that appeals to both employees and clients. Just a stone's throw from the property, professionals can discover a variety of dining options, fitness centers, and retail destinations to suit their needs. Plus, the nearby picturesque Goryeb Park provides an inviting retreat for relaxation or a breath of fresh air during the workday. With its convenient location and attractive amenities, Hawthorne presents an exceptional opportunity for your next office space.

PROPERTY HIGHLIGHTS

- Walk to Metro North
- Warehouse Space Available
- Modern and attractive architectural design
- The listed rate may not include certain utilities, building services, and property expenses
- Well-maintained and attractive landscaping
- On-site building services and amenities
- Flexible lease terms available
- Ample parking options for tenants and visitors

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (PSF Gross - Plus Electric)
Available SF:	1,926 SF
Building Size:	29,650 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	379	1,002	1,977
Total Population	1,048	2,906	5,921

Property Details

5 - 7 West Cross Street
Hawthorne, NY 10532

Lease Rate	\$21.00 SF/YR
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LOCATION INFORMATION

Street Address	5 - 7 West Cross Street
City, State, Zip	Hawthorne, NY 10532
County	Westchester
Township	Hawthorne
Road Type	Paved
Nearest Highway	Sprain Parkway, Taconic Parkway, Rt. 9A and Saw Mill River Parkway
Nearest Airport	John F. Kennedy International

BUILDING INFORMATION

Building Size	29,650 SF
Building Class	C
Tenancy	Multiple
Number of Floors	2
Average Floor Size	14,825 SF

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Corner Property	No
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	60

UTILITIES & AMENITIES

Security Guard	No
Number of Escalators	0

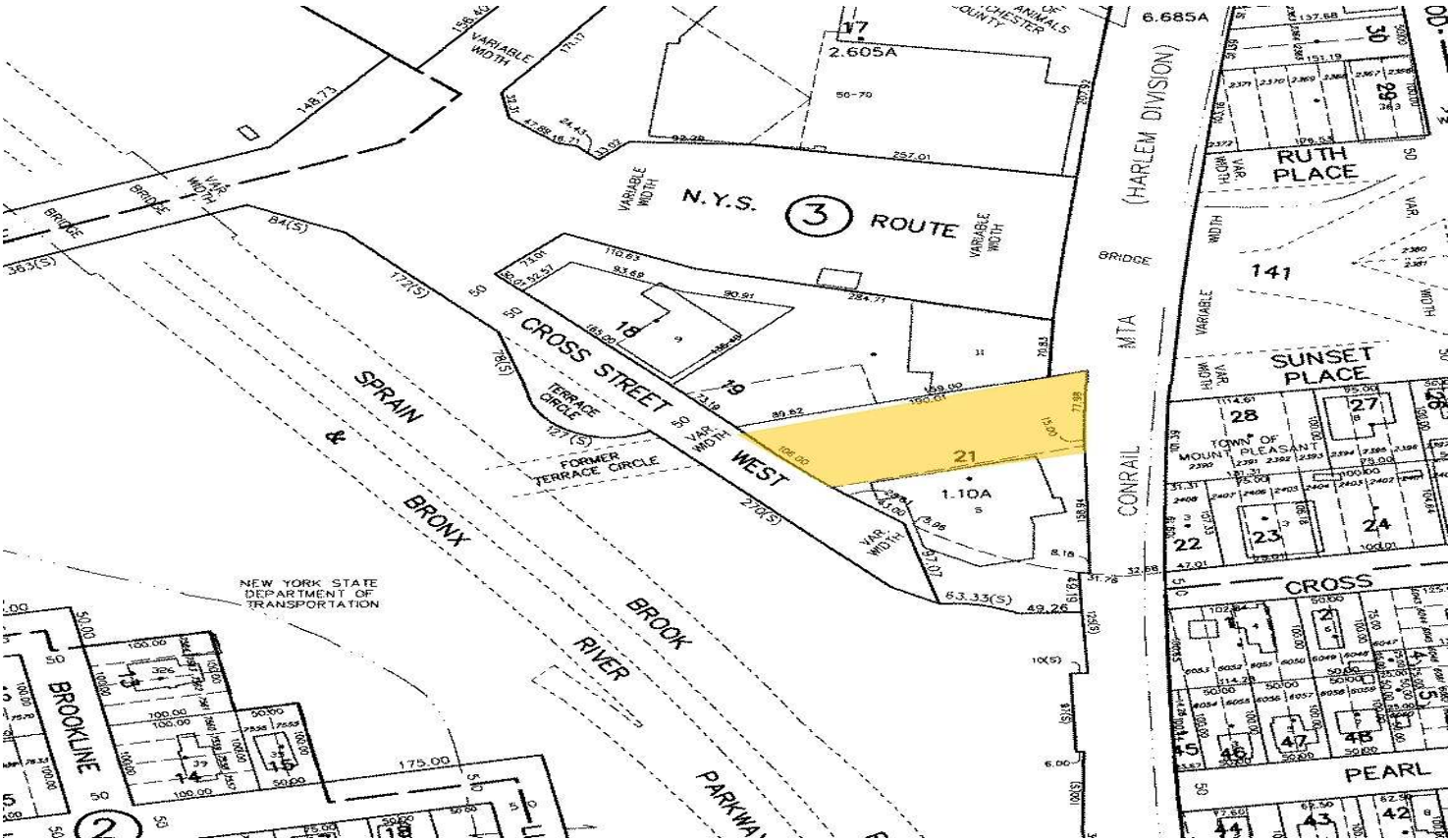
TAXES & VALUATION

Foreclosure / Distressed	No
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Lease Spaces



LEASE INFORMATION

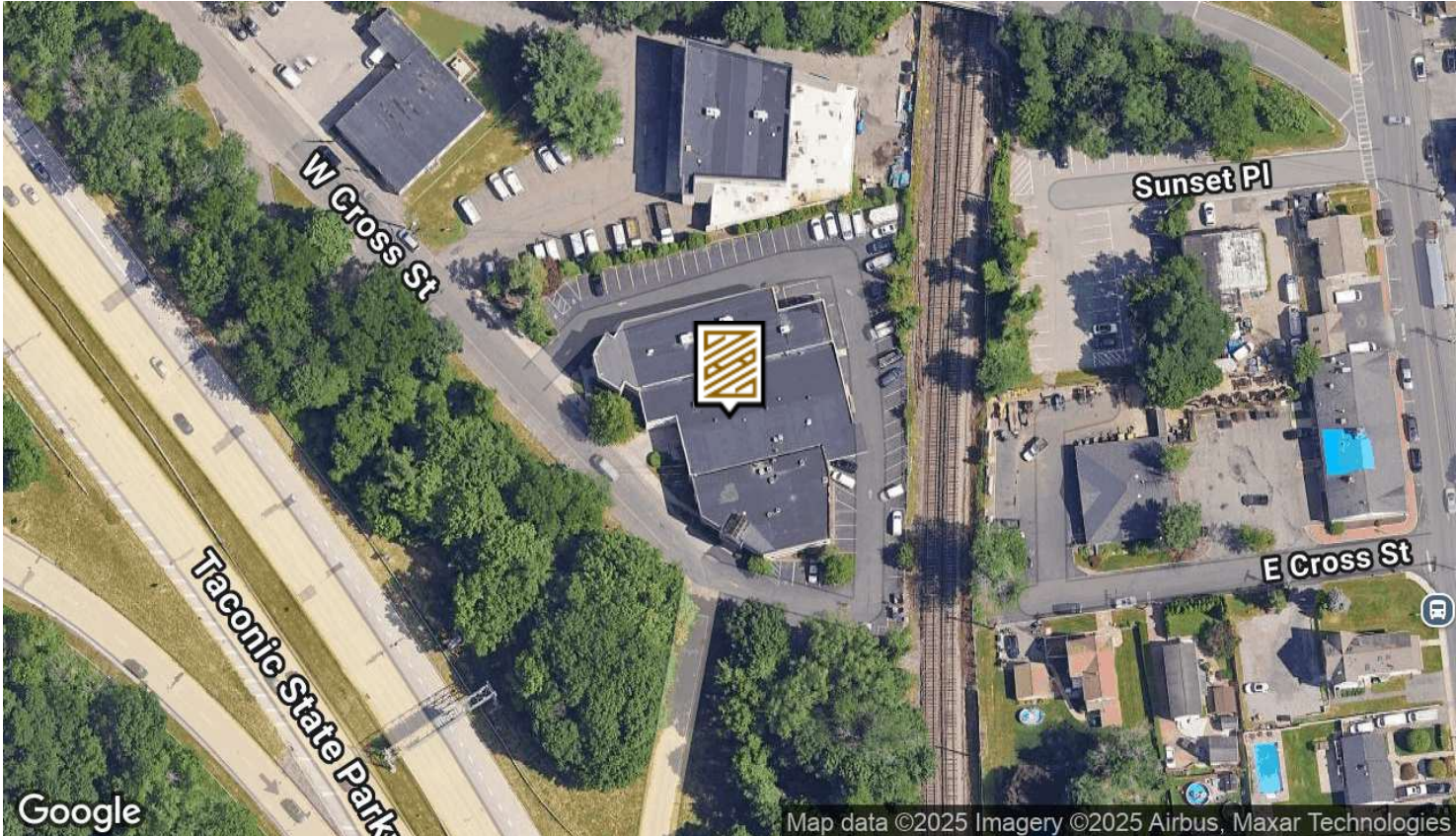
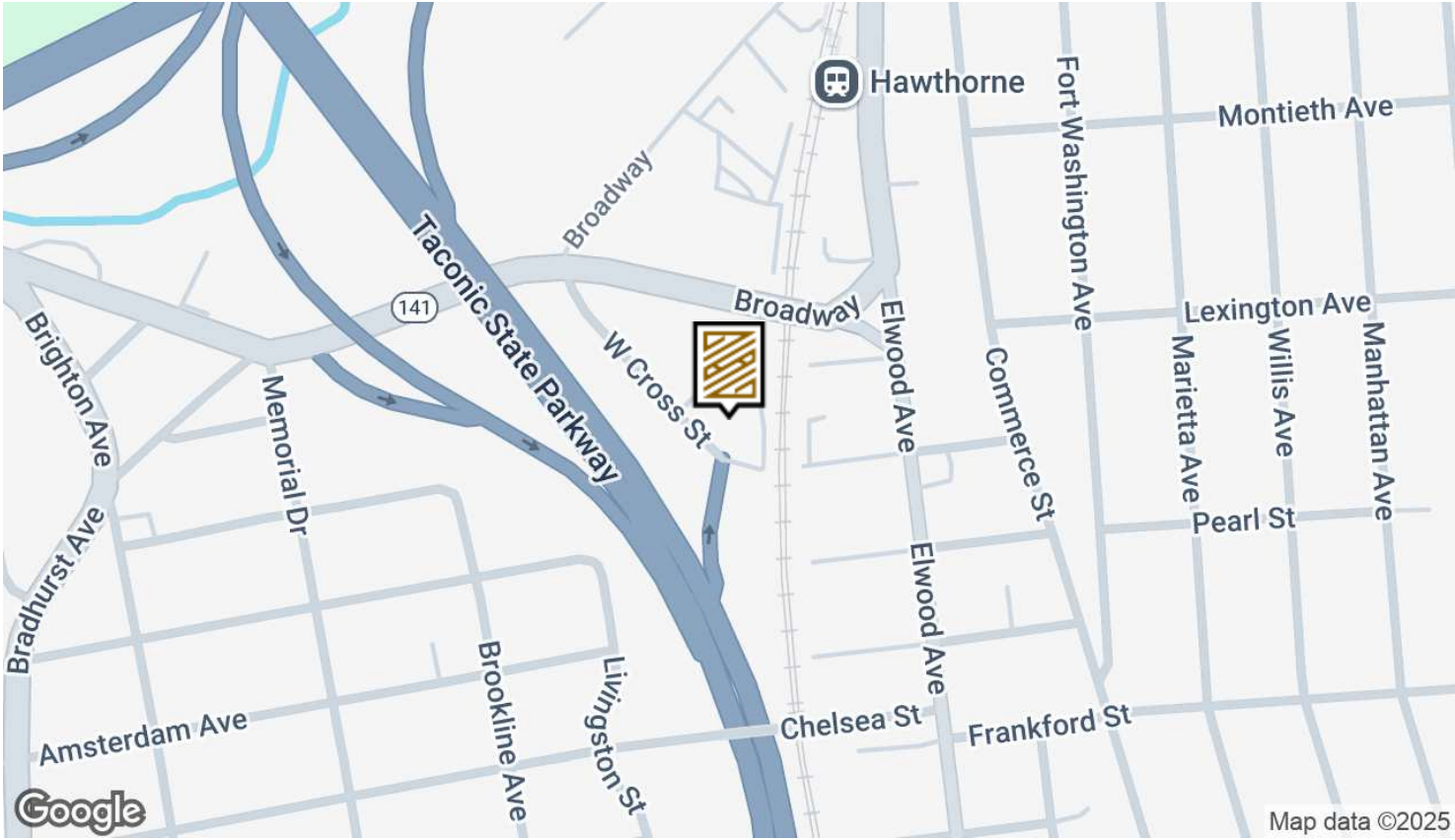
Lease Type:	PSF Gross - Plus Electric	Lease Term:	3 months
Total Space:	1,926 SF	Lease Rate:	\$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor	Available	1,926 SF	PSF Gross - Plus Electric	\$21.00 SF/yr	Great window line with an abundance of natural light

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Hawthorne, NY 10532**

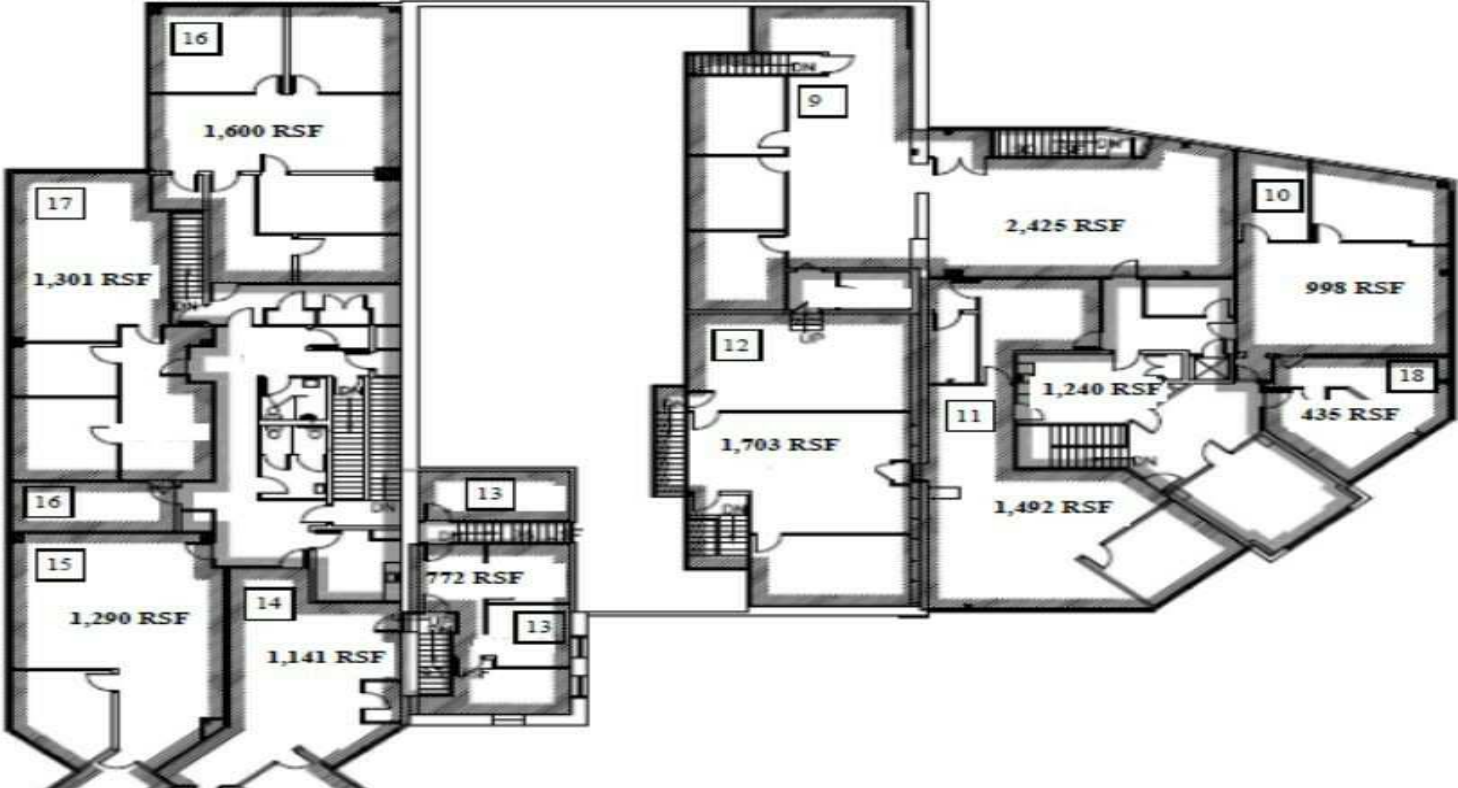
Location Map



Floor Plans



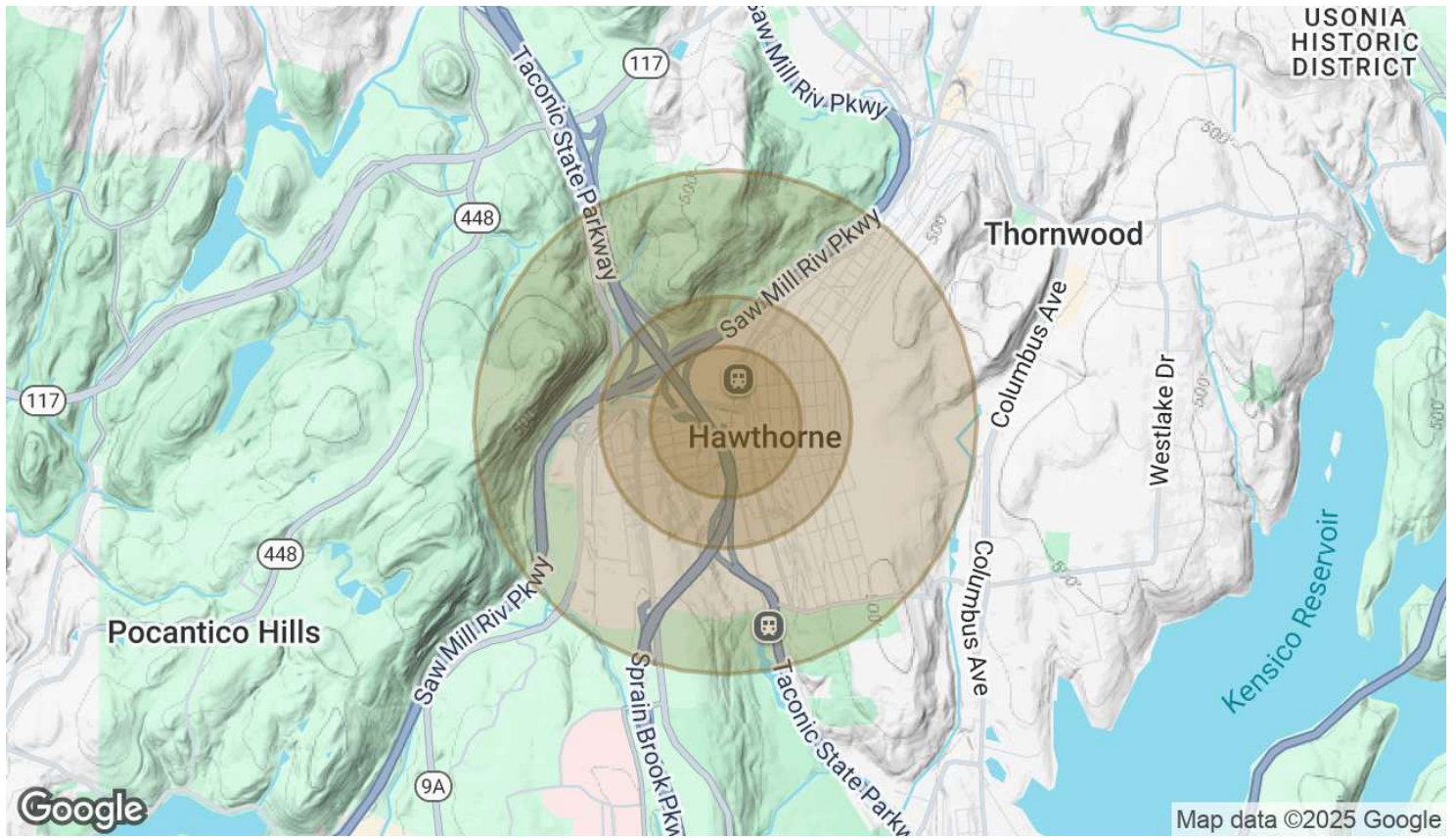
1st Floor



2nd Floor

Demographics Map & Report

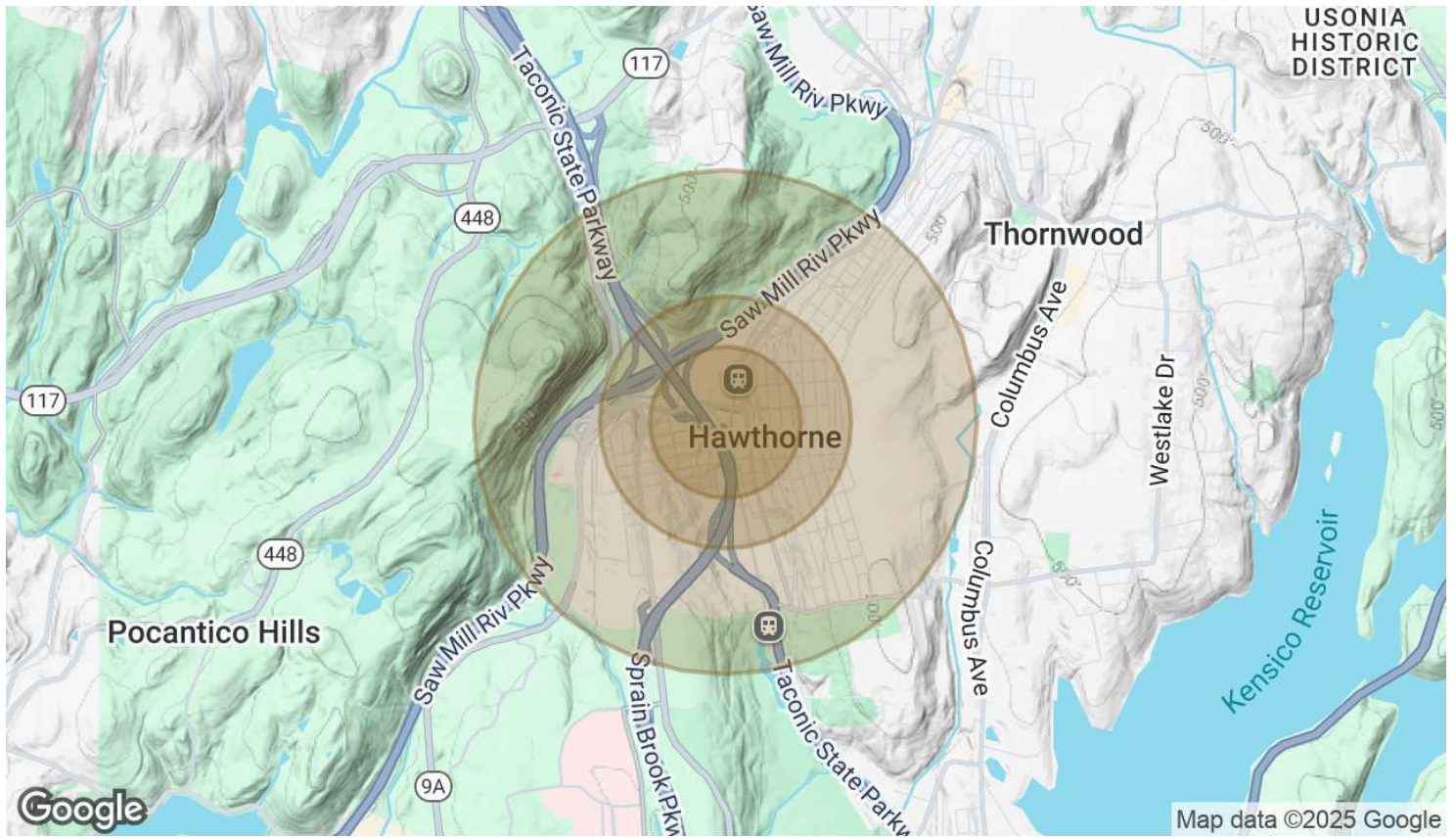
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,048	2,906	5,921
Average Age	44	44	43
Average Age (Male)	43	42	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	379	1,002	1,977
# of Persons per HH	2.8	2.9	3
Average HH Income	\$197,039	\$202,460	\$208,290
Average House Value	\$774,476	\$753,158	\$754,198

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	872	2,411	4,839
% White	83.2%	83.0%	81.7%
Total Population - Black	17	42	93
% Black	1.6%	1.4%	1.6%
Total Population - Asian	54	135	272



% Asian	5.2%	4.6%	4.6%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	0	0
% American Indian	0.0%	0.0%	0.0%
Total Population - Other	44	131	305
% Other	4.2%	4.5%	5.2%

Demographics data derived from AlphaMap

Agents Contact

**5 - 7 West Cross Street
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