



An Office Lease Opportunity

879 Commerce Street | Thornwood , NY

Office Building For Lease

Contact

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June 2017

Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
PRICE	\$26 per SF + electric/water/ real estate tax increases
ZONING	CNR
BUILDING SIZE	4,180 SF
AVAILABLE SF	1,825 1st floor and 740 SF lower level
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Renovated space for office or retail use. Close to shopping, dining and transportation.

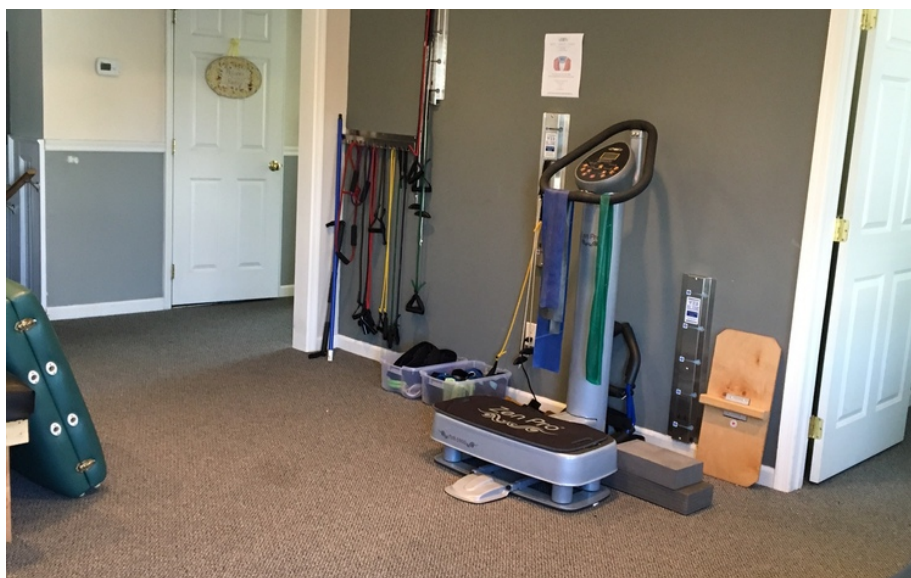
On - site parking available.

LOCATION OVERVIEW

Near busy crossroads of Marble Ave, Kensico Road and Commerce Street. Located near Thornwood Shopping Center, as well as entrance to Saw Mill Parkway.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

Medical Facility



Treatment Rooms



Additional Photos



UL APPROVED MTL VENT TO EXTERIOR W/ SCREENED END CAP TYP.

PROPOSED

EXIST.

OFFICE AND TREATMENT VCT

PHYSICAL THERAPY & RE-HAB ROOM VCT

MASSAGE THERAPY VCT

ADJUSTMENT ROOM VCT

RECORDS STORAGE VCT

X-RAY ROOM EXIST.

X-RAY CLOSET EXIST.

EXIST. LAV. TILES EXIST. W/D STACK.

HALL NEW VCT

P.R.

COAT CLOSET

PIPE CHASE TO SECOND FLOOR

OFFICE NEW VCT

RECEPTION NEW VCT

ADJUSTMENT RM NEW VCT

WAITING ROOM NEW VCT

OFFICE FILES NEW VCT

STAIR PLATFORM P.T.

NOTE: PROVIDE EXHAUST TO ENTERIC FOR FAN

REPLACE FLOOR AS REQUIRED TO BRING FLUSH AND TRUE. STAIN TO MATCH AS PER OWNER TYP.

PATCH AND ALIGN EXIST. WALLS AS REQUIRED FLUSH AND TRUE.

(B) 1-3/4" x 9-1/4" LVL's FLUSH

DN VENT # OF RISERS TYP STAIRS TO CODE TYP

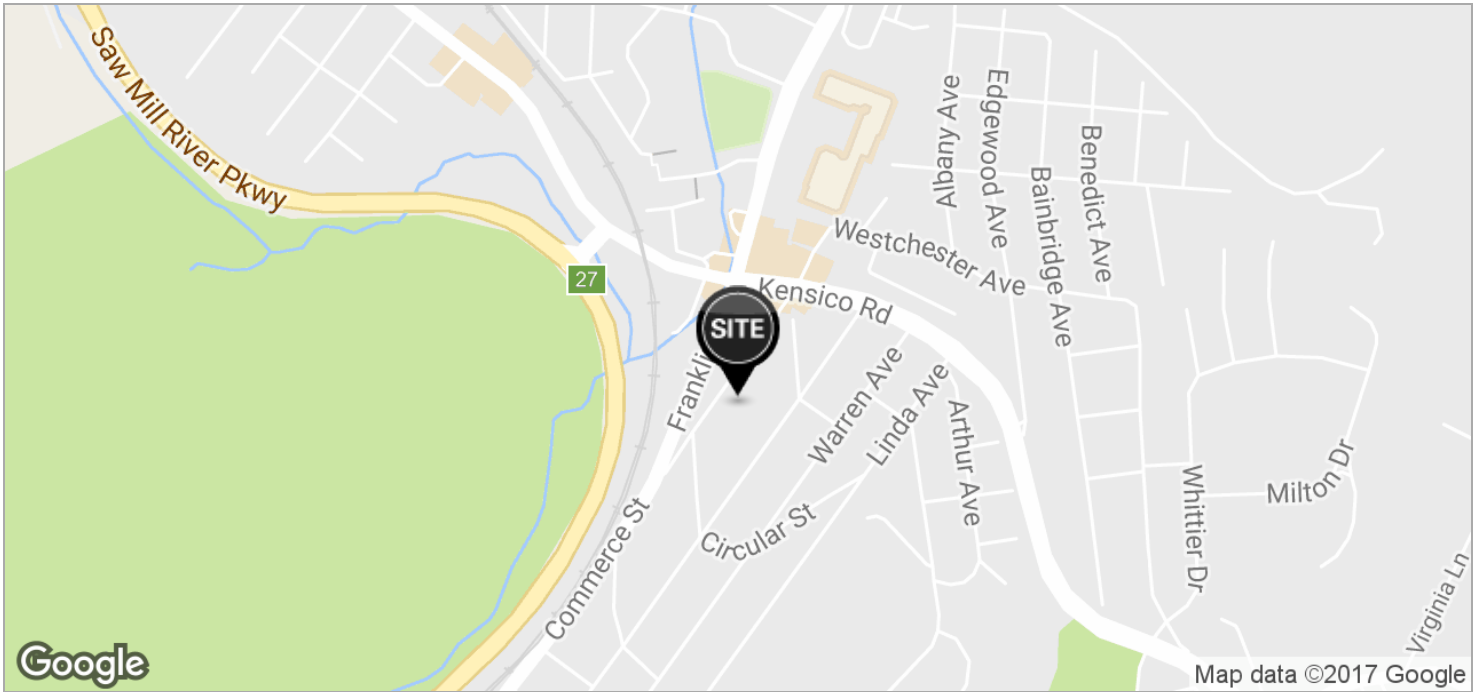
UP VENT # OF RISERS TYP STAIRS TO CODE TYP

Dimensions: 10'-0", 12'-0", 13'-0", 14'-0", 15'-0", 16'-0", 17'-0", 18'-0", 19'-0", 20'-0", 21'-0", 22'-0", 23'-0", 24'-0", 25'-0", 26'-0", 27'-0", 28'-0", 29'-0", 30'-0", 31'-0", 32'-0", 33'-0", 34'-0", 35'-0", 36'-0", 37'-0", 38'-0", 39'-0", 40'-0", 41'-0", 42'-0", 43'-0", 44'-0", 45'-0", 46'-0", 47'-0", 48'-0", 49'-0", 50'-0", 51'-0", 52'-0", 53'-0", 54'-0", 55'-0", 56'-0", 57'-0", 58'-0", 59'-0", 60'-0", 61'-0", 62'-0", 63'-0", 64'-0", 65'-0", 66'-0", 67'-0", 68'-0", 69'-0", 70'-0", 71'-0", 72'-0", 73'-0", 74'-0", 75'-0", 76'-0", 77'-0", 78'-0", 79'-0", 80'-0", 81'-0", 82'-0", 83'-0", 84'-0", 85'-0", 86'-0", 87'-0", 88'-0", 89'-0", 90'-0", 91'-0", 92'-0", 93'-0", 94'-0", 95'-0", 96'-0", 97'-0", 98'-0", 99'-0", 100'-0"

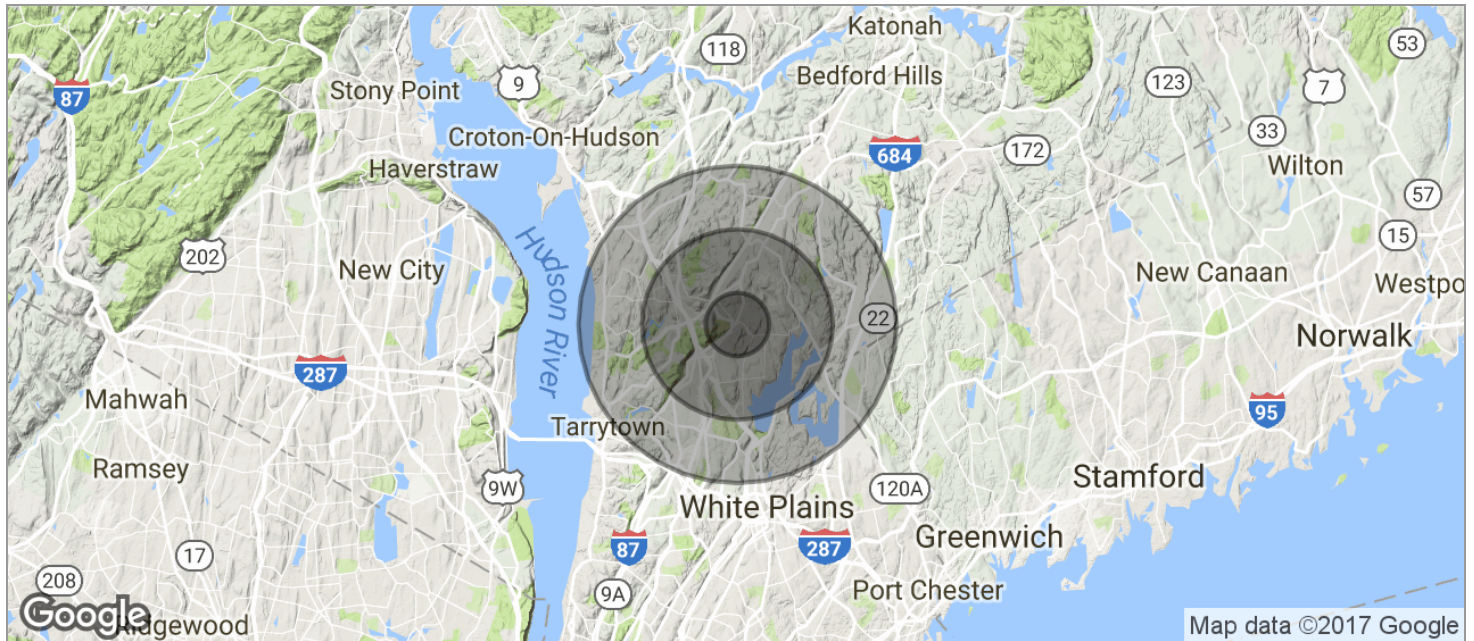
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OFFICE BUILDING FOR LEASE

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,528	39,190	88,166
MEDIAN AGE	40.4	41.1	40.9
MEDIAN AGE (MALE)	37.7	39.8	39.4
MEDIAN AGE (FEMALE)	42.2	42.2	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,939	13,308	29,174
# OF PERSONS PER HH	2.9	2.9	3.0
AVERAGE HH INCOME	\$137,315	\$165,096	\$175,186
AVERAGE HOUSE VALUE	\$687,440	\$697,221	\$693,554

* Demographic data derived from 2010 US Census