

# MOUNT KISCO PROFESSIONAL OFFICE BUILDING

A DYNAMIC BUSINESS ENVIRONMENT LOCATED IN THE  
PROMINENT HUB OF NORTHERN WESTCHESTER



116 Radio Circle Drive

Mount Kisco, NY 10549

## 3 SPACES AVAILABLE

### DESCRIPTION

- ◆ Modern Building with new Lobby & Marble Hallways
- ◆ Onsite Covered Parking
- ◆ Second & Third Floor Modern Office Suites Available
- ◆ Ranging in size from 1000 sq ft to 2600 Sq Ft
- ◆ High End Finishes
- ◆ Turn Key Ready for immediate occupancy
- ◆ Landlord will divide and build to suit
- ◆ Floor plan consists of offices along the curve of the building with large operable windows; options include private bath & kitchen
- ◆ Rent \$18.00-\$22.00 sq. ft. includes Base Year Taxes & Cam; No CAM Escalations
- ◆ Electric/HVAC: \$3 sq ft
- ◆ 24 Hour Access
- ◆ Great location, Mile to Town & RR, Easy access Saw Mill & Rt 684

### COMMUTER RAIL DRIVE DISTANCE

Mount Kisco Station Commuter Rail (Harlem Line) 5 min 1.5 mi

### AIRPORT DRIVE DISTANCE

Westchester County Airport: 19 min 12.9 mi

### OFFICE PROPERTY FOR LEASE

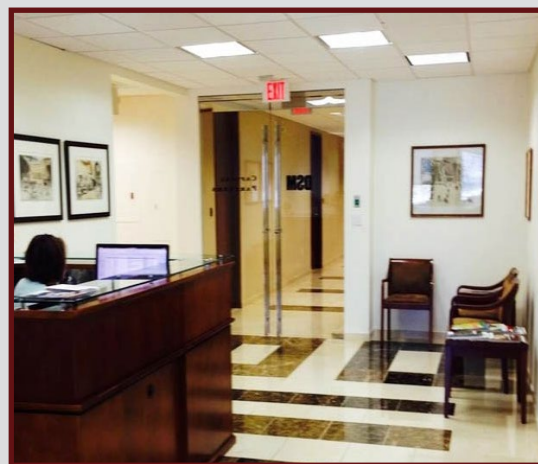
Rental Rate: \$18.00 - \$22.00 /SF/Yr

Rentable Building Area: 22,400 SF

Space Available: 850 sq ft - 2,000 sq ft

Year Built: 1986

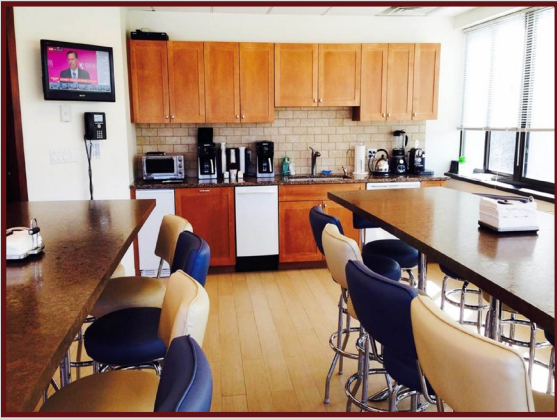
Property Type: Office



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## 2nd Floor

Rental Rate: \$22.00 /SF/Yr  
 Date Available: Now  
 Service Type: Modified Gross  
 Space Use: Office  
 Space Available: 2,000 SF

Built Out As: Standard Office  
 Floor: 2nd Floor  
 Build Out As: Standard Office  
 Lease Term: 3 - 10 Years

High End Finishes thru out the Suite, Reception, Open area, plus 5 Large Offices / Conference Rooms

### AMENITIES

Air Conditioning • Partitioned Offices • Central Heating  
 • Reception • Fully Carpeted • Conference Rooms • Natural Light

## 3rd Floor, Ste 307

Rental Rate: \$18.50 /SF/Yr  
 Rent Incl. Taxes & CAM  
 Date Available: Now  
 Service Type: Modified Gross  
 Space Use: Office

Electric: \$3 Sq. Ft.  
 Space Available: 1,600 - 2,600 SF  
 Built Out As: Standard Office  
 Floor: 3rd Floor  
 Lease Term: Negotiable

Newly Renovated Office Suites ranging in size from 1000 sq ft to 2600 sq ft located Second & Third Floors; High End Finishes



## 3rd Floor, Ste 301

Rental Rate: \$22.00 /SF/Yr  
 Rent Includes Base Year Taxes & CAM  
 Lease Term: 3 - 10 Years  
 Service Type: Modified Gross

Electric: \$3 sq ft  
 Date Available: Now  
 Space Available: 1,100 SF  
 Space Use: Office

Floor Plan consists of 3 offices, conference room, reception, waiting area, kitchen can be added. Floor plan can be modified.



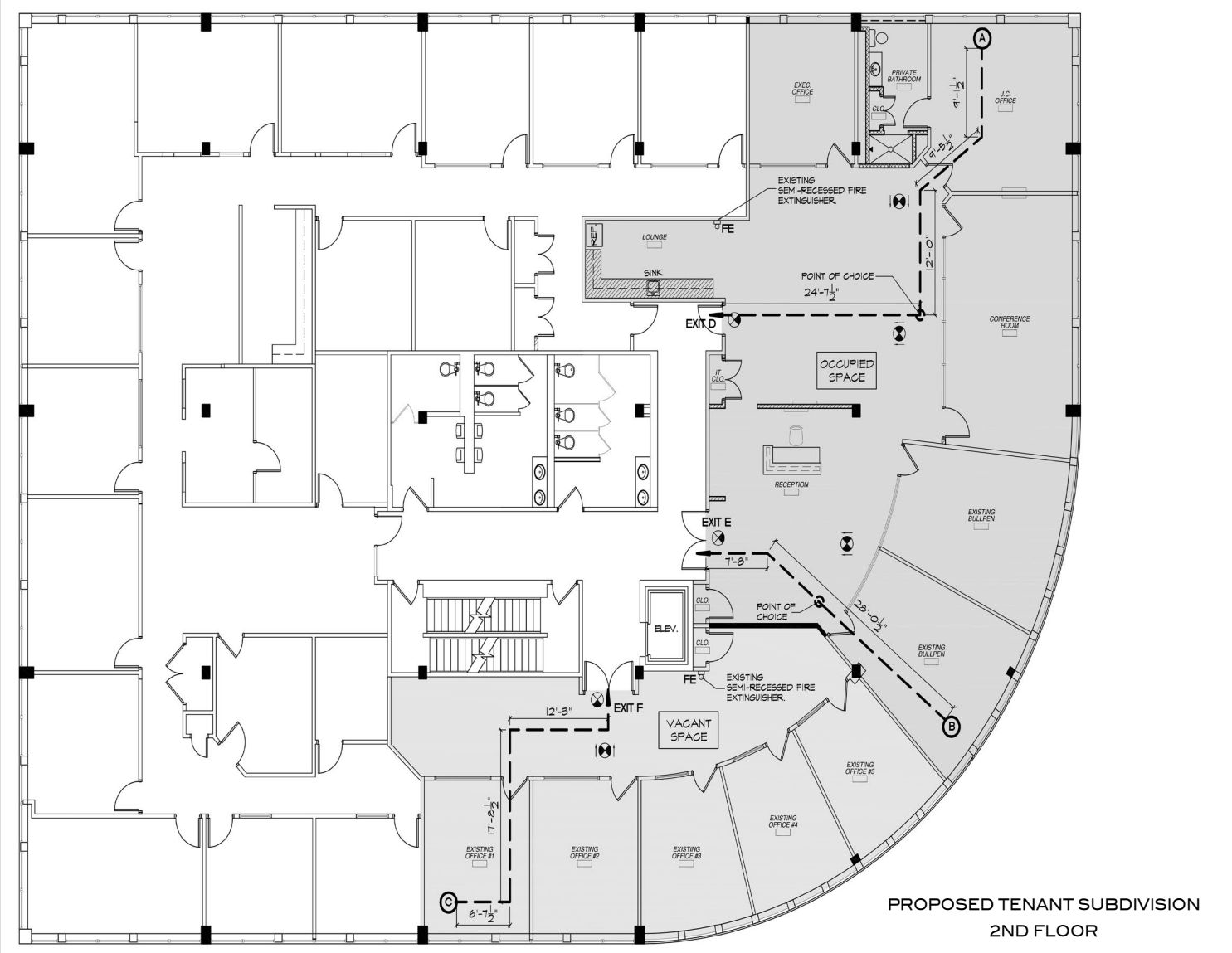
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# 2nd Floor – FLOOR PLAN

2,000 sq. ft.



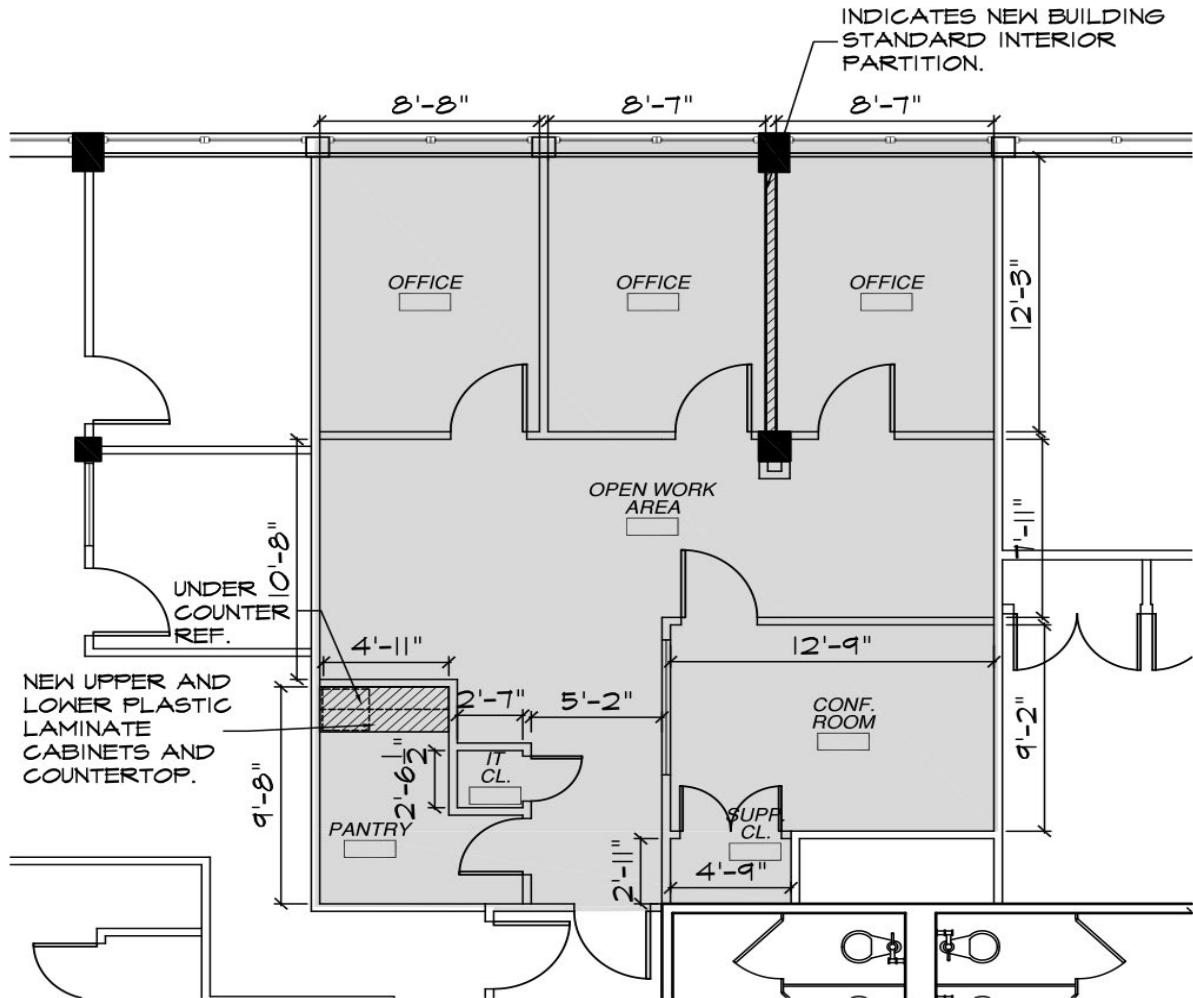
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### 3rd Floor, Suite 301 - FLOOR PLAN

1100 sq. ft.



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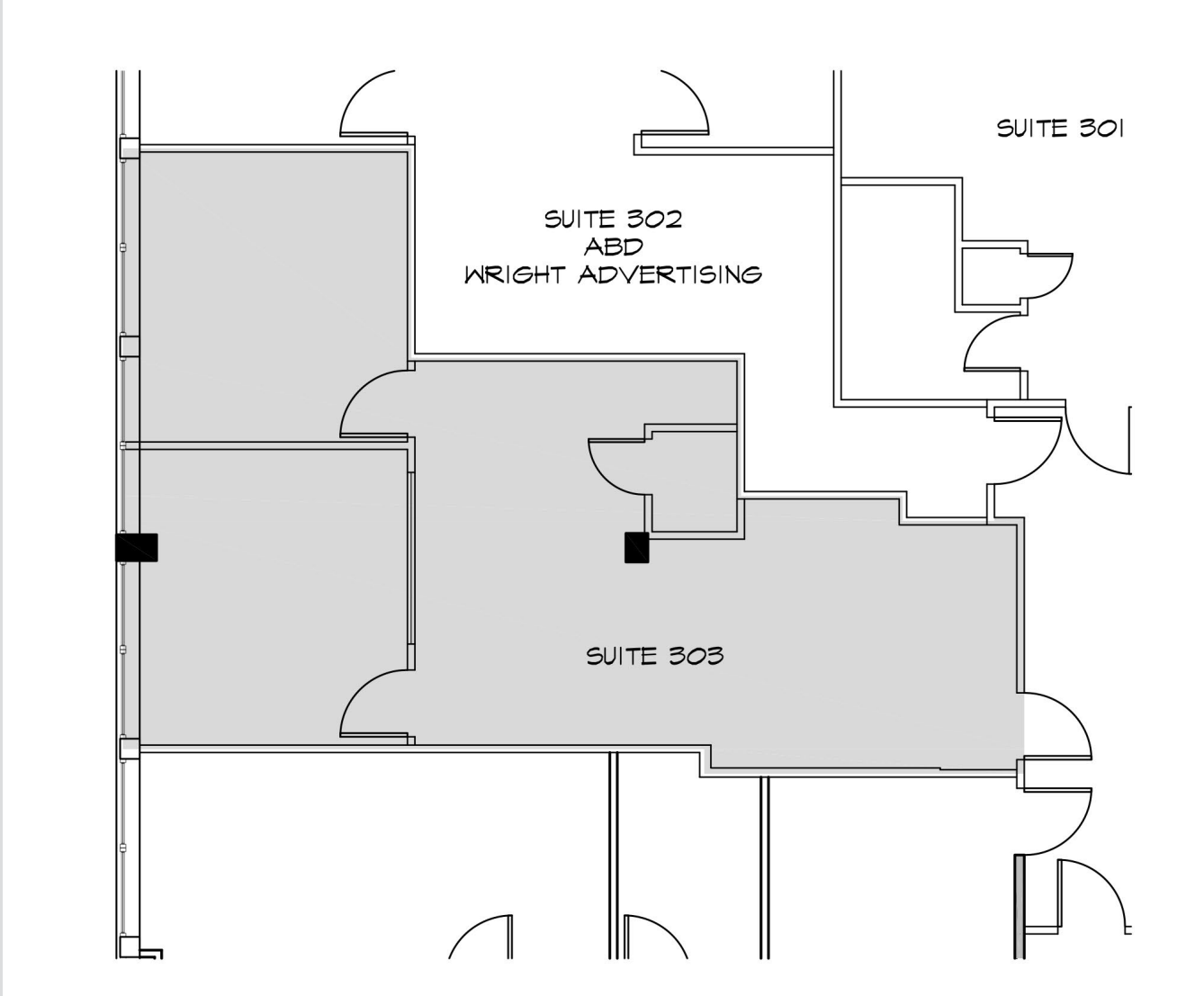
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**Suite 303 – FLOOR PLAN**

875 sq. ft.



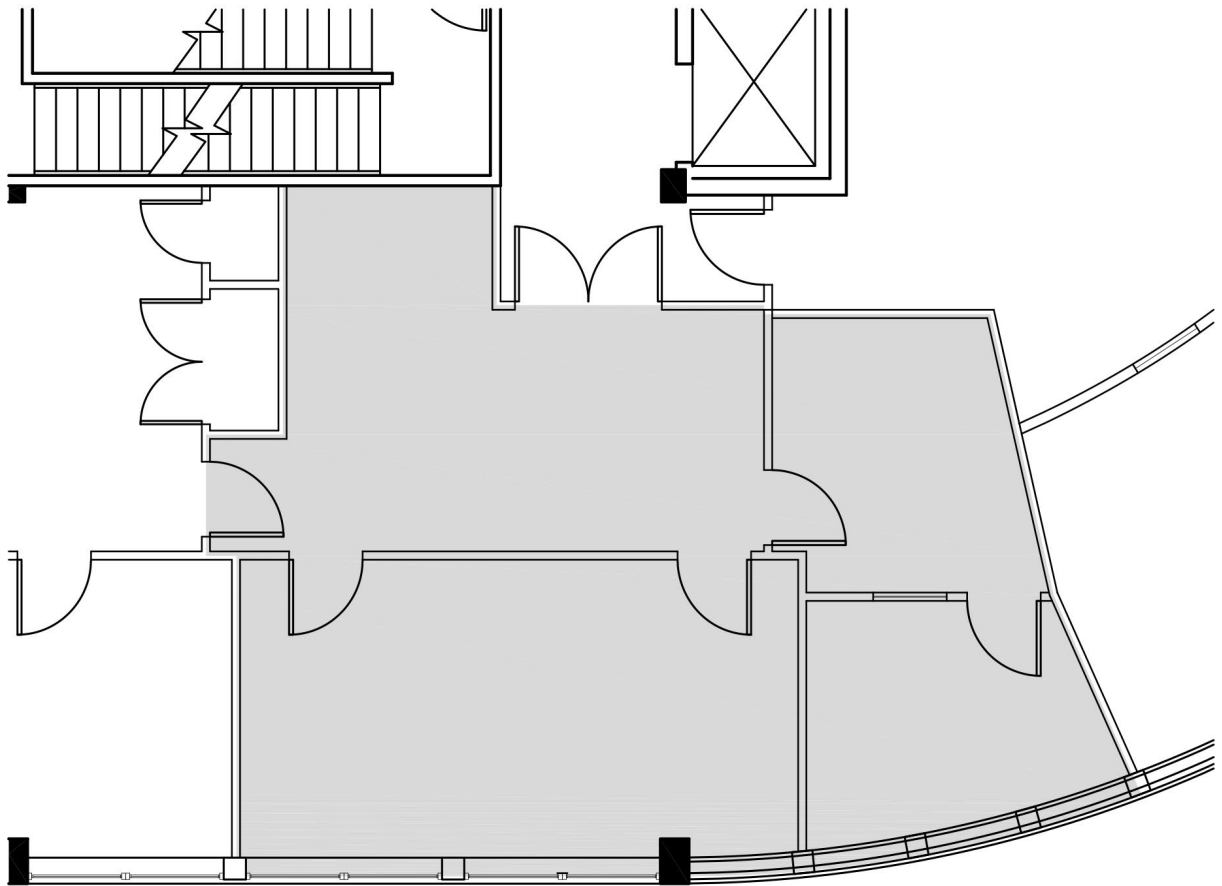
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**Suite 305A – FLOOR PLAN**

905 sq. ft.



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