

CLICK HERE FOR VIRTUAL TOUR

PROFESSIONAL MEDICAL / OFFICE SPACE WITH AMPLE ONSITE PARKING



**86**  
MAIN STREET  
YONKERS | NY

NEWMARK **AS**  
AND ACQUISITIONS

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**PROPERTY HIGHLIGHTS**

- Elegant roof deck overlooking the Hudson River and George Washington Bridge
- Newly decorated lobby
- Directly across from Metro North station
- Manhattan is a quick 24-minute commute by car
- Floor-to-ceiling glass windows allowing for light-flooded space
- Building Branding opportunity for multi-floor tenancy
- Entire building can be made available
- Covered adjacent Parking

**TERM**

5-10 YEARS

**POSSESSION**

IMMEDIATE

**ASKING RENT**

UPON REQUEST

**AVAILABLE FLOORS**

OFFICE SUITES AVAILABLE

E2 - 11,139 RSF

E4 - 12,273 RSF

E5 - 12,273 RSF

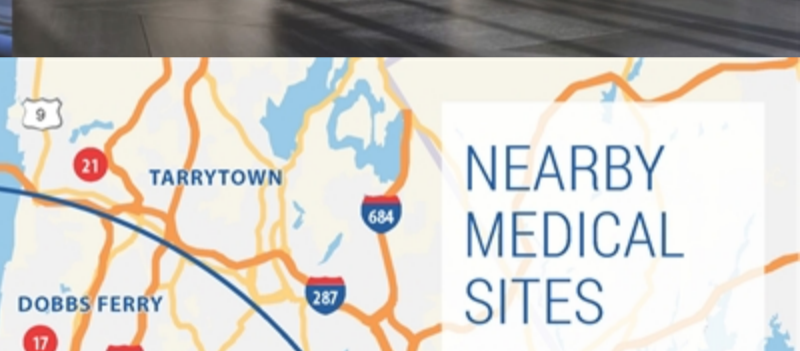
E6 - 12,273 RSF



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**PANORAMIC VIEWS**  
**WATERFRONT LOCATION**  
**WILL DIVIDE SPACE**

**ACCESS TO GYM**  
**MODERN AESTHETIC**  
**EFFICIENT FLOOR PLATE**



**NEARBY MEDICAL SITES**

- 1 WESTMED MEDICAL GROUP
- 2 CALVARY HEALTH SYSTEM
- 3 CALVARY HOSPITAL
- 4 MONTEFIORE
- 5 COMMUNITY HOSPITAL AT DOBBS
- 6 JACOBI MEDICAL CENTER
- 7 MONTEFIORE MEDICAL CENTER
- 8 MONTEFIORE WAKEFIELD
- 9 MT SINAI HOSPITAL
- 10 MT SINAI ST LUKE'S
- 11 LAWRENCE HOSPITAL
- 12 NYC CHILDREN'S CENTER
- 13 NORTH CENTRAL BRONX HOSPITAL
- 14 LINCOLN HOSPITAL
- 15 PRESBYTERIAN HOSPITAL
- 16 ST BARNABAS HOSPITAL
- 17 ST JOHN'S RIVERSIDE HOSPITAL
- 18 ST JOHN'S RIVERSIDE HOSPITAL PARK
- 19 ST JOHN'S RIVERSIDE HOSPITAL
- 20 ST JOSEPH'S MEDICAL CENTER
- 21 COLUMBIA MEDICAL
- 22 QUEST DIAGNOSTICS
- 23 ELIZABETH SETON PEDIATRIC CENTER

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MANHATTAN 24 min.  
WHITE PLAINS 24 min.  
WESTCHESTER COUNTY AIRPORT 25 min.  
LAGUARDIA INT. AIRPORT 30 min.  
STAMFORD 33 min.

GRAND CENTRAL TERMINAL 32 min.  
BRONX 15 min.  
WHITE PLAINS 24 min.  
125<sup>TH</sup> STREET 26 min.  
STAMFORD 72 min.

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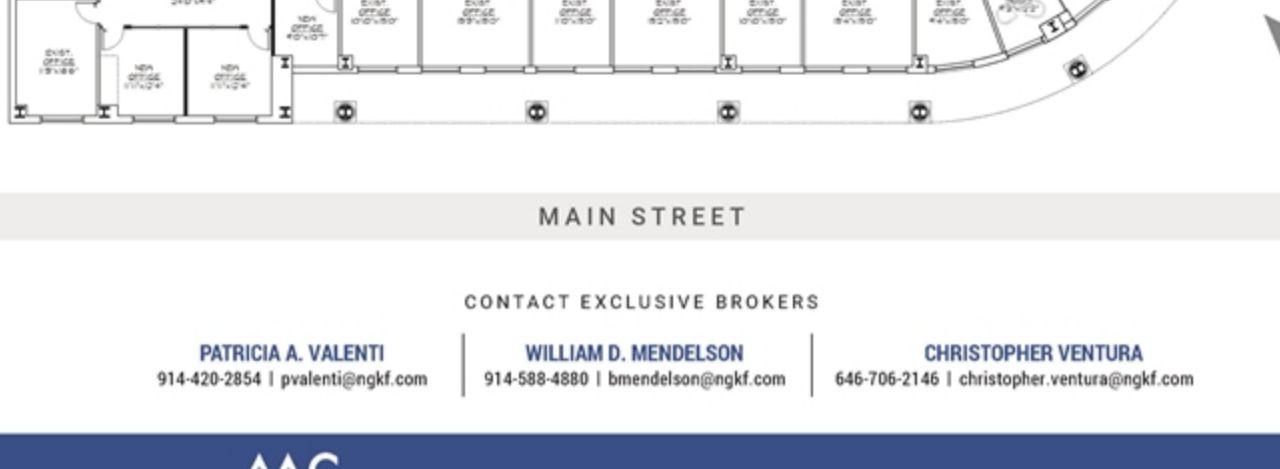


**THE DAYLIGHTING**  
**ENJOY YONKERS**  
**THE WATERFRONT**



**FLOOR PLAN**

2<sup>ND</sup> FLOOR - 11,139 RSF



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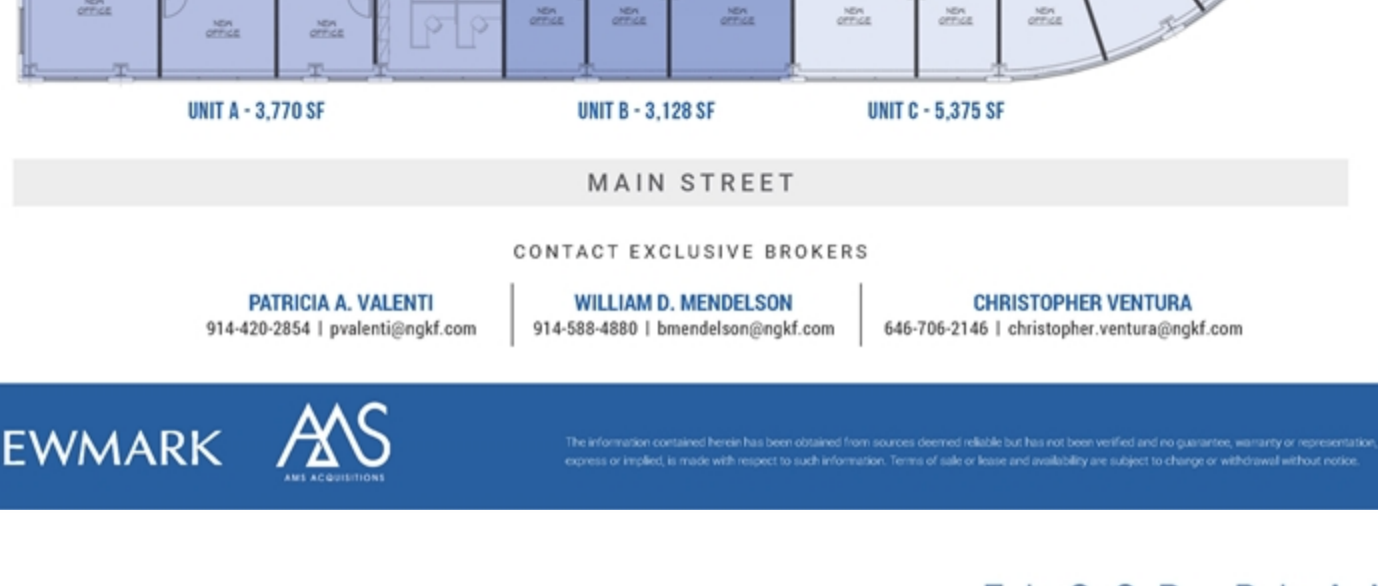
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**FLOOR PLAN**

MULTI-TENANT FLOOR (E4) - CONCEPT PLAN  
12,273 RSF (DIVISIBLE)



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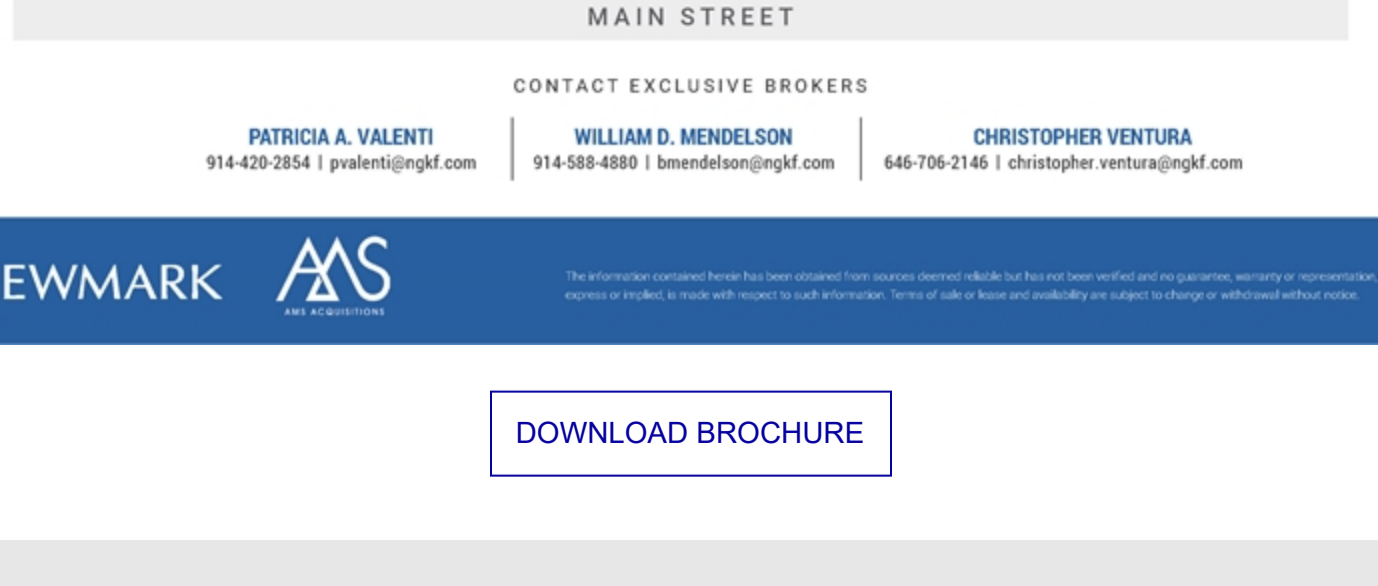
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**FLOOR PLAN**

TYPICAL FLOOR (E5, E6) - OPEN PLAN TEST FIT  
12,273 RSF (DIVISIBLE)



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