



ARDSLEY PARK

430 & 440 SAW MILL RIVER ROAD, ARDSLEY NY

CBRE

BUILDING 430 AVAILABILITY

Third Floor Approximately 26,000 SF

Second Floor Approximately 27,000 SF

First Floor Approximately 21,000 SF

BUILDING 440 AVAILABILITY

First Floor Approximately 22,000 SF

RENT

Upon Request

POSSESSION

Immediate

TERM

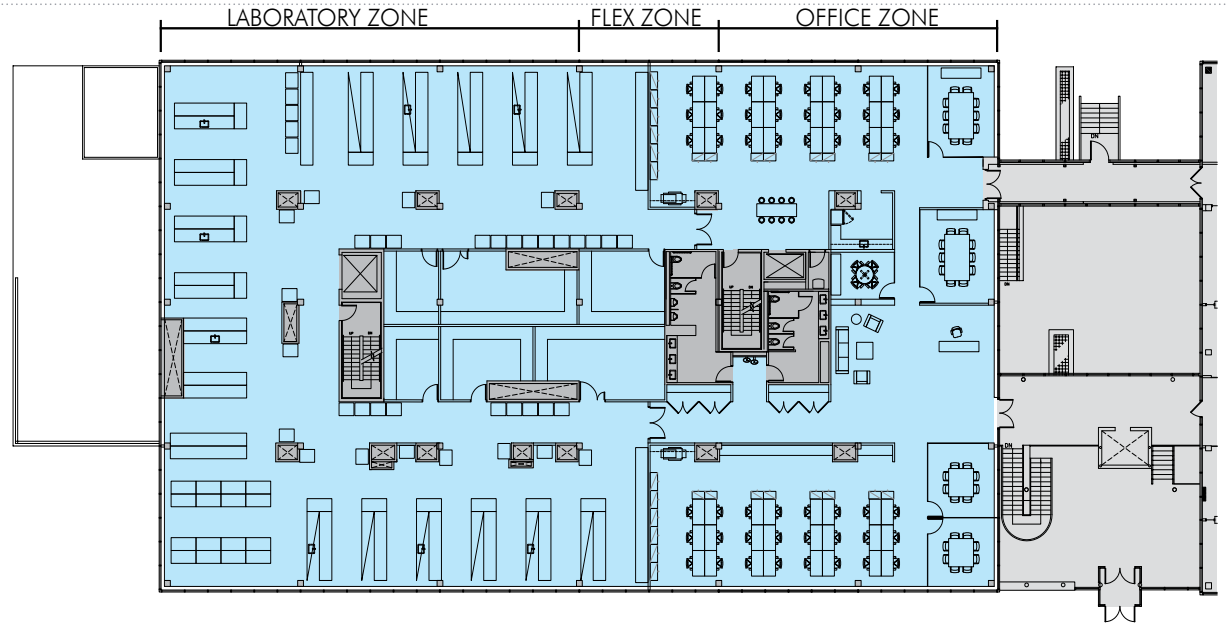
Negotiable

ABOUT THE CAMPUS

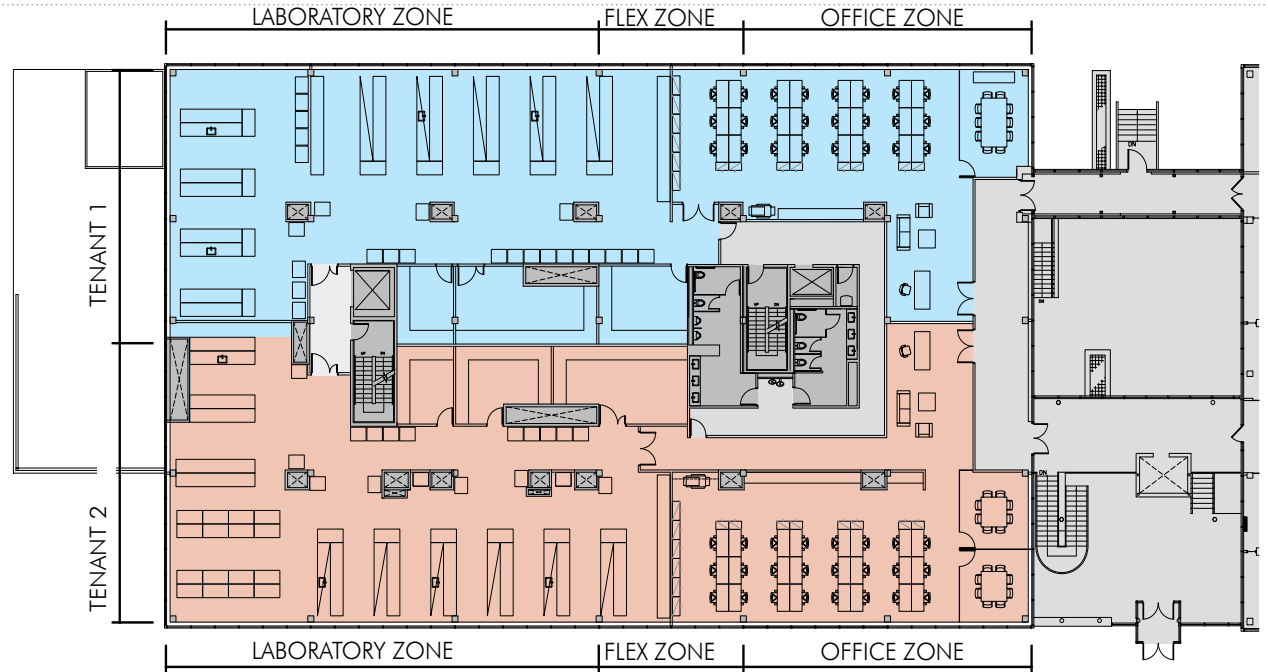
- Institutional Ownership
- 25 Miles from Manhattan
- Opportunity to create approximately 100,000 SF contiguous block of lab space
- Convenient access to shopping, restaurants, hotels and major roadways including the Saw Mill Parkway, Sprain Brook Parkway & Route 87

[**CLICK TO DOWNLOAD
SPACE FEATURES**](#)

SAMPLE TEST FIT
SINGLE TENANT - OFFICE + LAB
[CLICK TO DOWNLOAD](#)



SAMPLE TEST FIT
TWO TENANT - OFFICE + LAB
[CLICK TO DOWNLOAD](#)





ABOUT BIOMED REALTY

BioMed Realty is the leading provider of real estate solutions to the life science community. BioMed Realty has a proven track record in bringing unmatched expertise to the full range of real estate services -leasing, development, construction, redevelopment, acquisition, financing and property management – to our tenant partners in the United States and United Kingdom.

With over 12 million square feet of rentable space worldwide, BioMed Realty's world-class portfolio of facilities offers partners a wide range of options from traditional office space to small lab space to state-of-the-art build-to-suit life science properties.

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