

MOUNT KISCO PROFESSIONAL OFFICE ♦ MEDICAL BUILDING

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



280 N. Bedford Road

Mount Kisco, NY 10549 · Office ♦ Medical ♦ Retail

HIGHLIGHTS & AMENITIES

- ◆ Professionally Maintained Three Story Office/Medical Building
- ◆ Newly Renovated Lobby
- ◆ Ample On Site Parking
- ◆ High Visibility and Easy Access to Rt. 117
- ◆ Modern Office/Medical 1000 sq ft to 2700 Sq Ft. Suites now avail from \$22.50
- ◆ Electric: \$3.25 sq. ft.
- ◆ Located just 3 Blocks from Downtown Mt Kisco; 5 Min Drive to Mt Kisco RR Station; Easy Access Saw Mill Pkwy & Rt 684 Beeline Bus System Route
- ◆ Landlord will build out your specific business needs/floor plan.
- ◆ Turn Key Move In Ready Suites also Avail. Flexible Terms
- ◆ Rent incl. Base Year Taxes & CAM.

4 SPACES AVAILABLE

1st Floor, Ste. 102

RETAIL SPACE

Rental Rate: \$30.00 /SF/Yr

Date Available: ASAP

Service Type: Modified Gross

Space Use: Retail

Space Available: (DIVISIBLE) 3904 SF

Floor: 1st Floor

Space Type: Retail

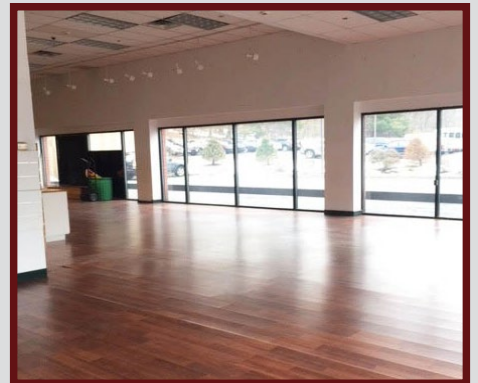
Build Out As: TBD

Lease Term: Negotiable

3904 sq ft Retail Space (divisible) located Professional Office / Medical Building, Prominent frontage, signage & high visibility Route 117.

High Ceilings, oversized display windows, ample on site parking.

Uses include Office, Medical, Retail, Showroom, etc.



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Diana Chiulli, President • *Commercial Sales & Leasing*

344 Main Street, Suite 101 • Mount Kisco, NY 10549

914-666-9400

diana@selectpropertiesrealestate.com



2nd Floor, Ste 203

Rental Rate: \$22.50 /SF/Yr
 Lease Term: Negotiable
 Service Type: Modified Gross
 Date Available: Now
 Space Available: 1,081 SF
 Space Use: Office
 Floor: 2nd Floor
 Build Out As: 3 Offices, Reception, Waiting Area, Kitchenette



3rd Floor, Ste 303

Rental Rate: \$22.50 /SF/Yr
 Lease Term: Negotiable
 Service Type: Modified Gross
 Date Available: 30 Days
 Space Available: 1,160 SF

Space Use: Office / Medical
 Floor: 3rd Floor
 Build Out As: 3 Offices, Kitchenette, Private Bath, Reception, Waiting Area

Brand New Build Out w/Upgraded Finishes. Approx 1180 Sq Ft Consisting of 3 Bright Windowed (operable) offices, Kitchen & Private Bath; Reception & Waiting area. Suitable for Office or Medical Use
 Can also be combined with Suite 304 (1700 Sq Ft) for a total of (2700 Sq Ft) Office or Medical Use

AMENITIES

Laboratory • Fully Carpeted
 Air Conditioning • Kitchen Facilities • Central Heating



3rd Floor, Ste 304

Rental Rate: \$22.50/SF/Yr
 Lease Term: Negotiable
 Service Type: Modified Gross
 Date Available: 60 Days

Space Available: 1,710 - 2,800 SF
 Space Use: Office
 Floor: 3rd Floor
 Build Out Per Tenant Requirements

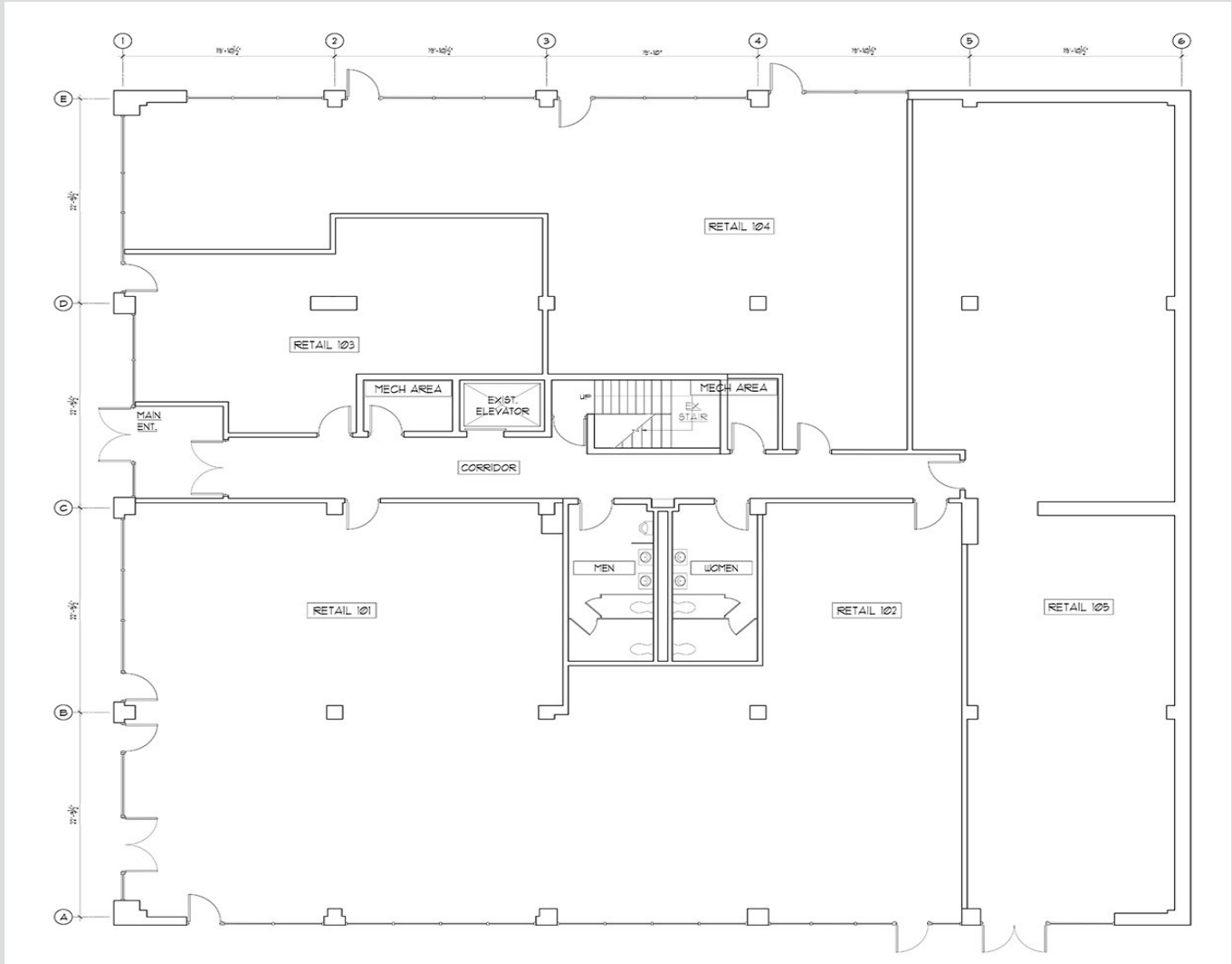
Suite 304 1710 sq ft is a To Be Built (shelled) Space which can be combined to Suite 303 (1180 sq ft) for a total of 2700 sq ft for Office or Medical Use. Floor Plan can accommodate up to 6 windowed (operable) offices, Conference rm; Kitchen, Reception/Waiting Area; or Custom Build out to suite Tenants requirements.

AMENITIES

Central Heating • Natural Light
 Kitchen Facilities • After Hours HVAC Available

Suite 101 & 102 – FLOOR PLAN

Retail Use 3900 sq. ft. Divisible



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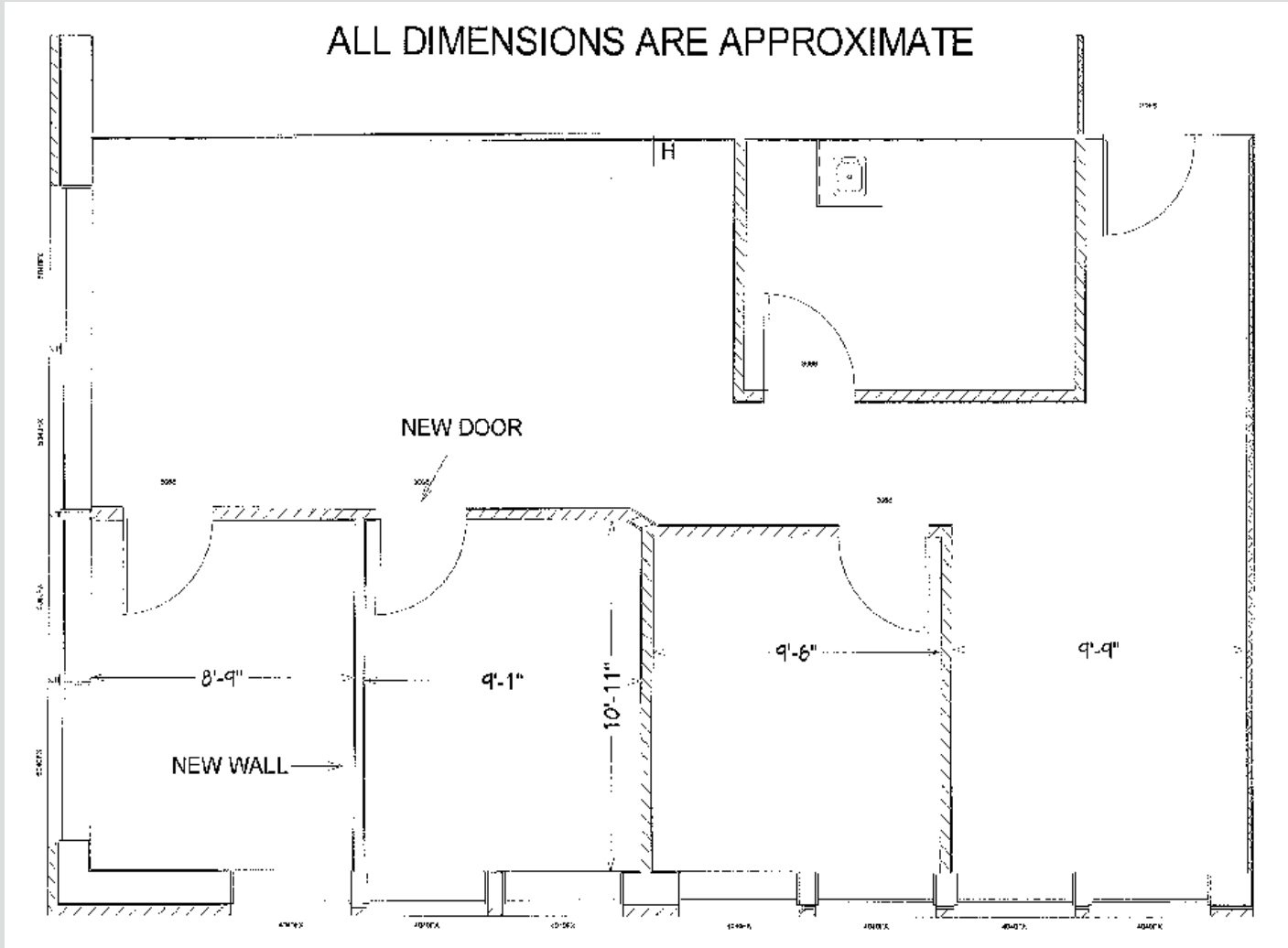
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Suite 203 – FLOOR PLAN

1081 sq. ft.



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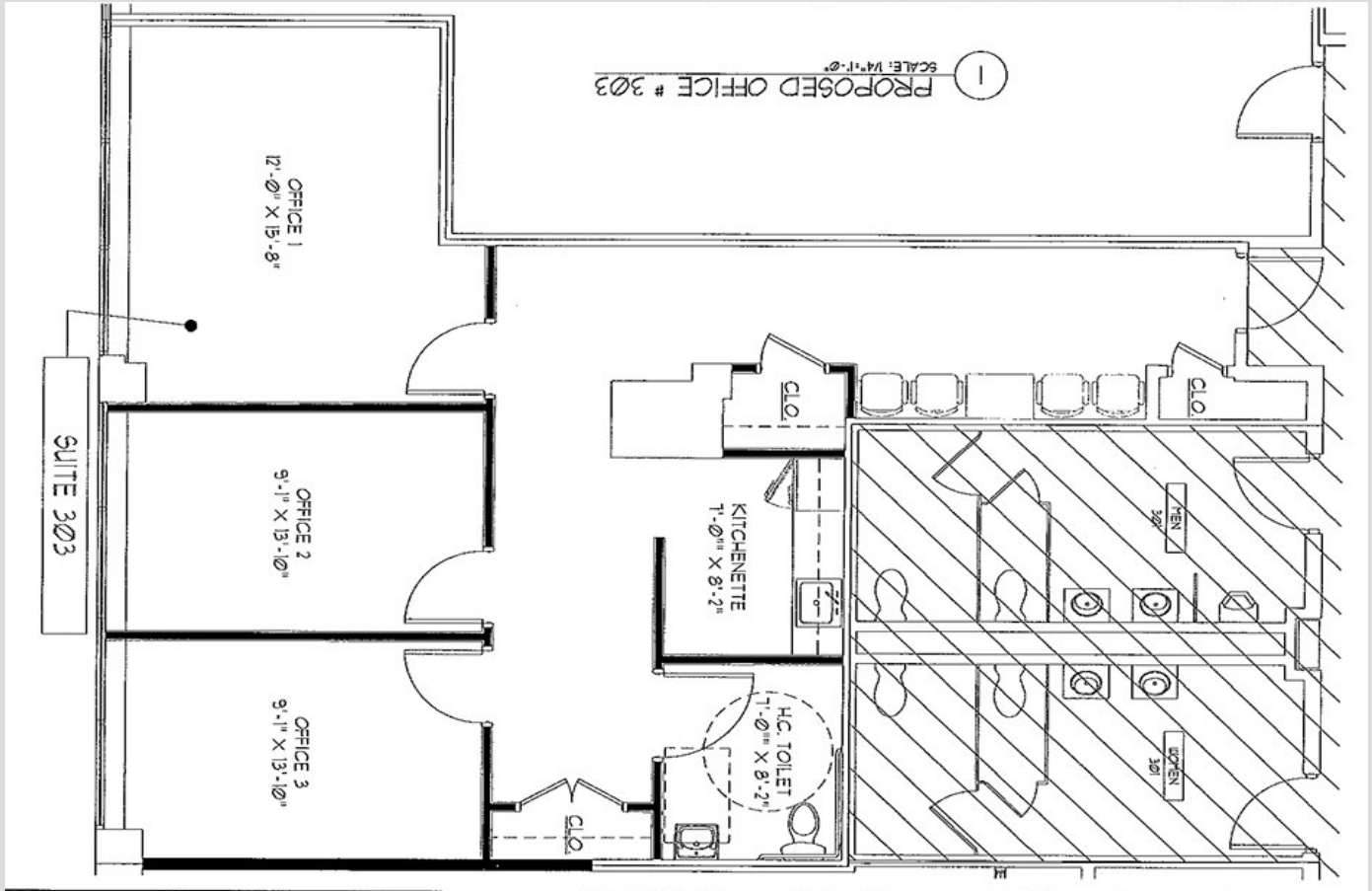
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Suite 303 – FLOOR PLAN

1160 sq. ft.



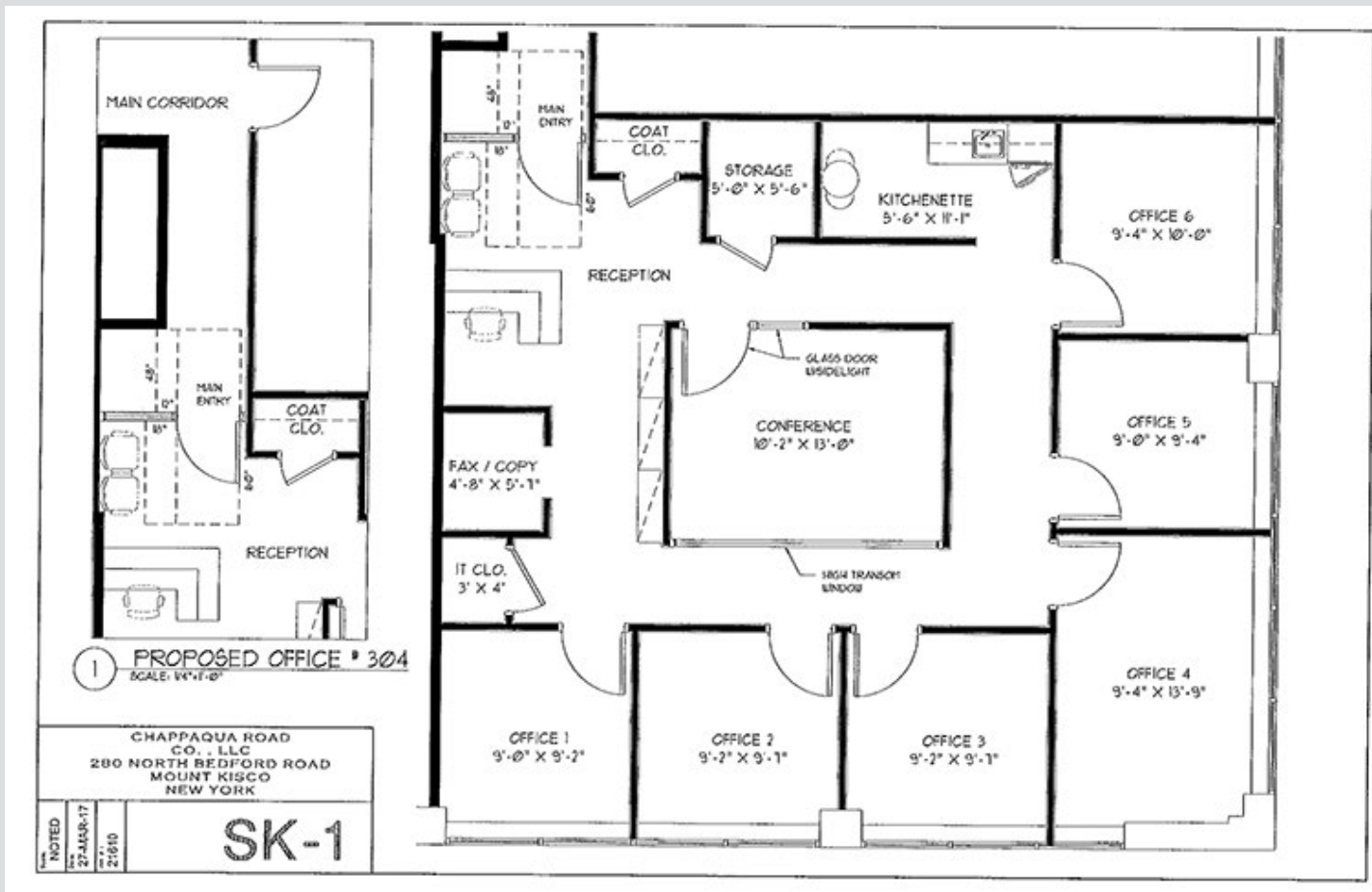
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Suite 304 – FLOOR PLAN

1710 sq. ft. (Proposed)



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