



Pyramid Brokerage  
Company

FOR LEASE

## 25 OLD MILL ROAD – Office Building

Village of Suffern (Rockland County), NY

NEWLY RENOVATED OFFICE SPACE  
BEST VALUE IN ROCKLAND COUNTY!

### OFFICE SPACE FOR LEASE – ±1,500 to 110,000 Sq. ft. of Contiguous Space

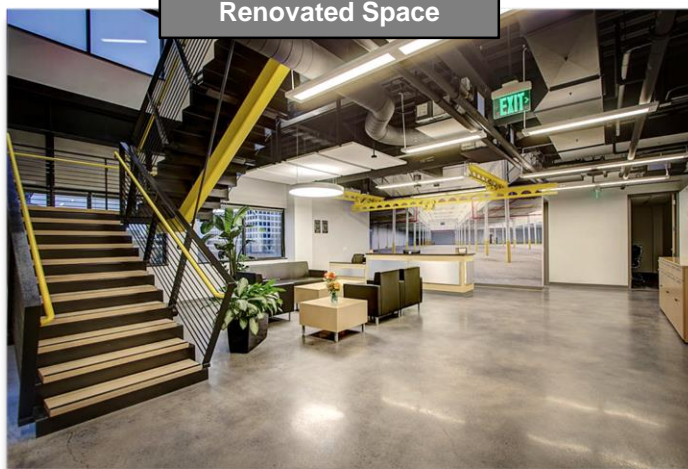
#### PROPERTY DESCRIPTION:

Upon completion of renovation program, up to ±110,000 sq. ft. of contiguous Class A office space – formerly Novartis corporate offices – will be available at very competitive rents in this attractive two-story building in landscaped setting with great visibility from ±82,000 vehicles passing daily on the N.Y. Thruway. Divisible to ±1,500 sq. ft. minimum.

- **LOCATION:** 5 minute drive to NY Thruway (I-87 / I-287) Exit 14B (Airmont Road). 20 min. drive to Tappan Zee Bridge, and 35 min. to George Washington Bridge.
- **TURNKEY SPACE:** Owner will build out to suit.
- **PARKING:** As required.
- **CLOSE TO PASSENGER RAIL:** 2.1 miles to Suffern station of N.J. Transit rail line.
- **TAXES:** Current property taxes about ±\$2.50 per sq. ft.
- **RENT:** Upon request.
- **POSSESSION:** Summer 2019



Concept Illustrations of  
Renovated Space



For more information, please contact:

**Robert W. Scherreik, CCIM, SIOR, MCR**  
Executive Managing Director  
Real Estate Broker  
+1 845 787 1373  
[rscherreik@pyramidbrokerage.com](mailto:rscherreik@pyramidbrokerage.com)

**James DeSimone**  
Real Estate Salesperson  
+1 845 596 9092  
[jdesimone@pyramidbrokerage.com](mailto:jdesimone@pyramidbrokerage.com)

**Stan Danzig, SIOR**  
Cushman & Wakefield – Vice Chairman  
+1 201 314 7440  
[Stan.Danzig@cushwake.com](mailto:Stan.Danzig@cushwake.com)

**PYRAMID BROKERAGE COMPANY**  
356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, NY 12550  
[pyramidbrokerage.com](http://pyramidbrokerage.com)

**CUSHMAN & WAKEFIELD OF NJ**  
One Meadowlands Plaza  
East Rutherford, NJ 07073  
[cushwake.com](http://cushwake.com)

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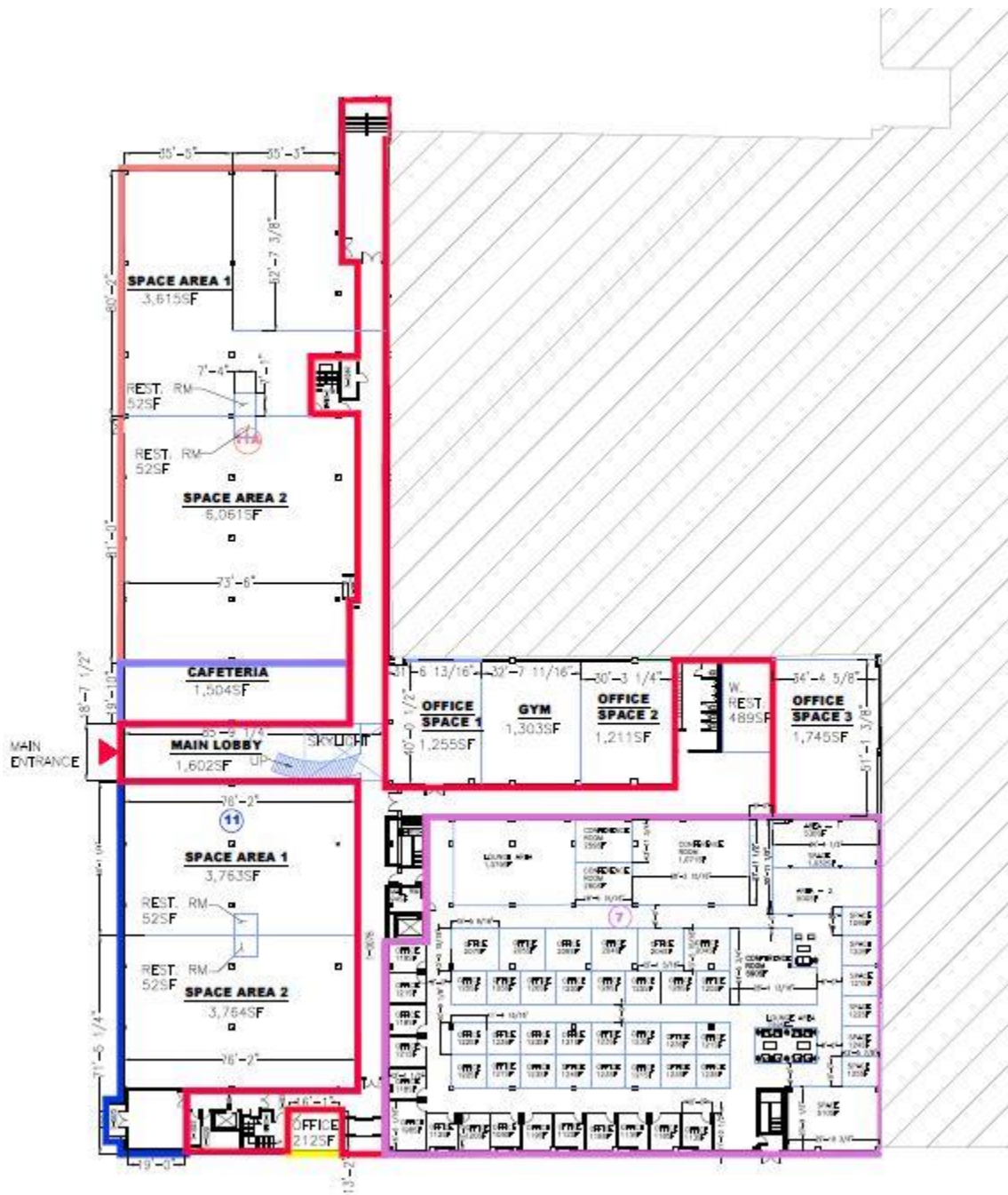
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### FLOOR PLAN – 1<sup>ST</sup> FLOOR OFFICE AREA



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Executive Managing Director  
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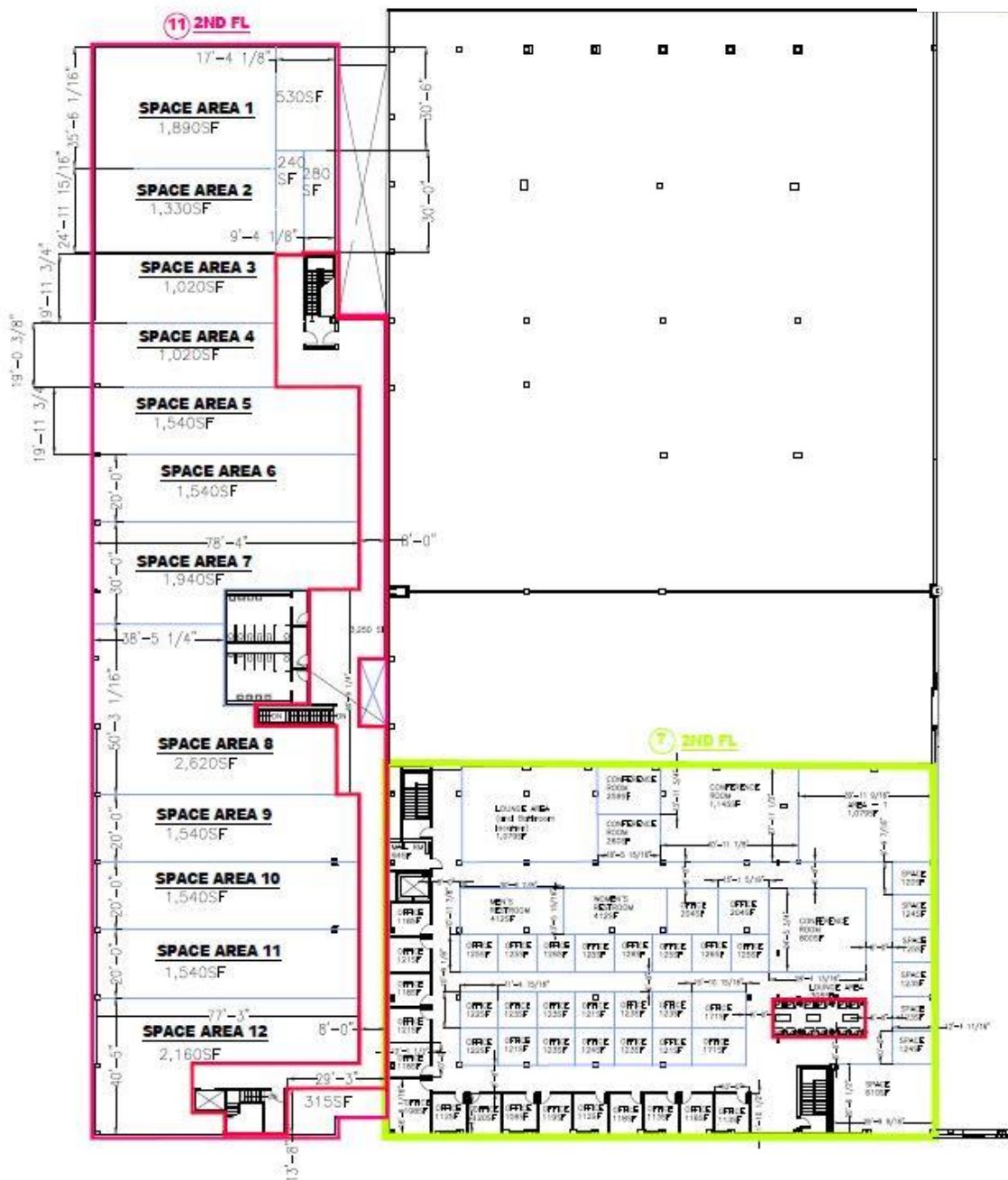


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## 25 OLD MILL ROAD – Office Building

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### FLOOR PLAN – 2<sup>ND</sup> FLOOR OFFICE AREA



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### AERIAL PHOTO OF VICINITY



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## 25 OLD MILL ROAD – Building 2

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