

CLICK HERE FOR VIRTUAL TOUR

PROFESSIONAL MEDICAL / OFFICE SPACE WITH AMPLE ONSITE PARKING

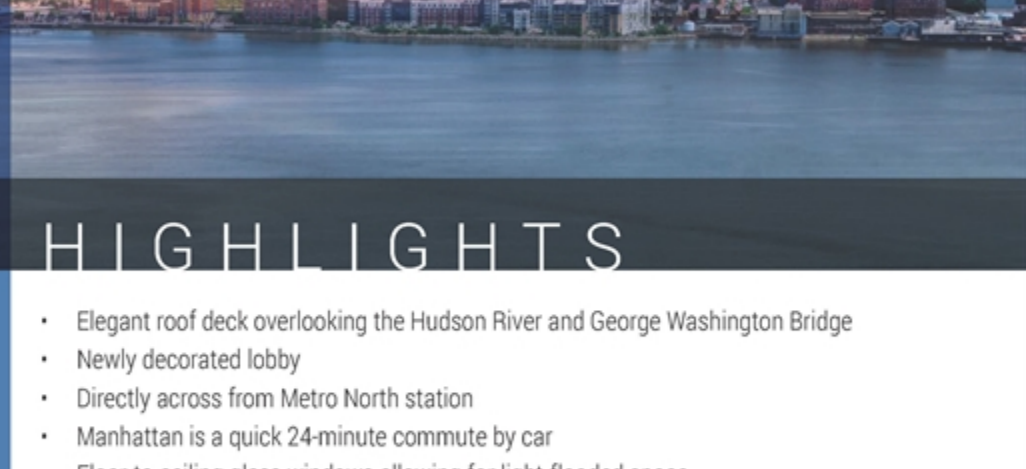


**86**  
MAIN STREET  
YONKERS | NY

**NEWMARK** **AMS**  
AND ACQUISITIONS

PATRICIA A. VALENTI 914-420-2854 | patricia.valenti@nmrk.com  
WILLIAM D. MENDELSON 914-588-4880 | billy.mendelson@nmrk.com  
CHRIS VENTURA 646-706-2146 | chris.ventura@nmrk.com

**86**  
MAIN STREET  
YONKERS | NY



**PROPERTY HIGHLIGHTS**

**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

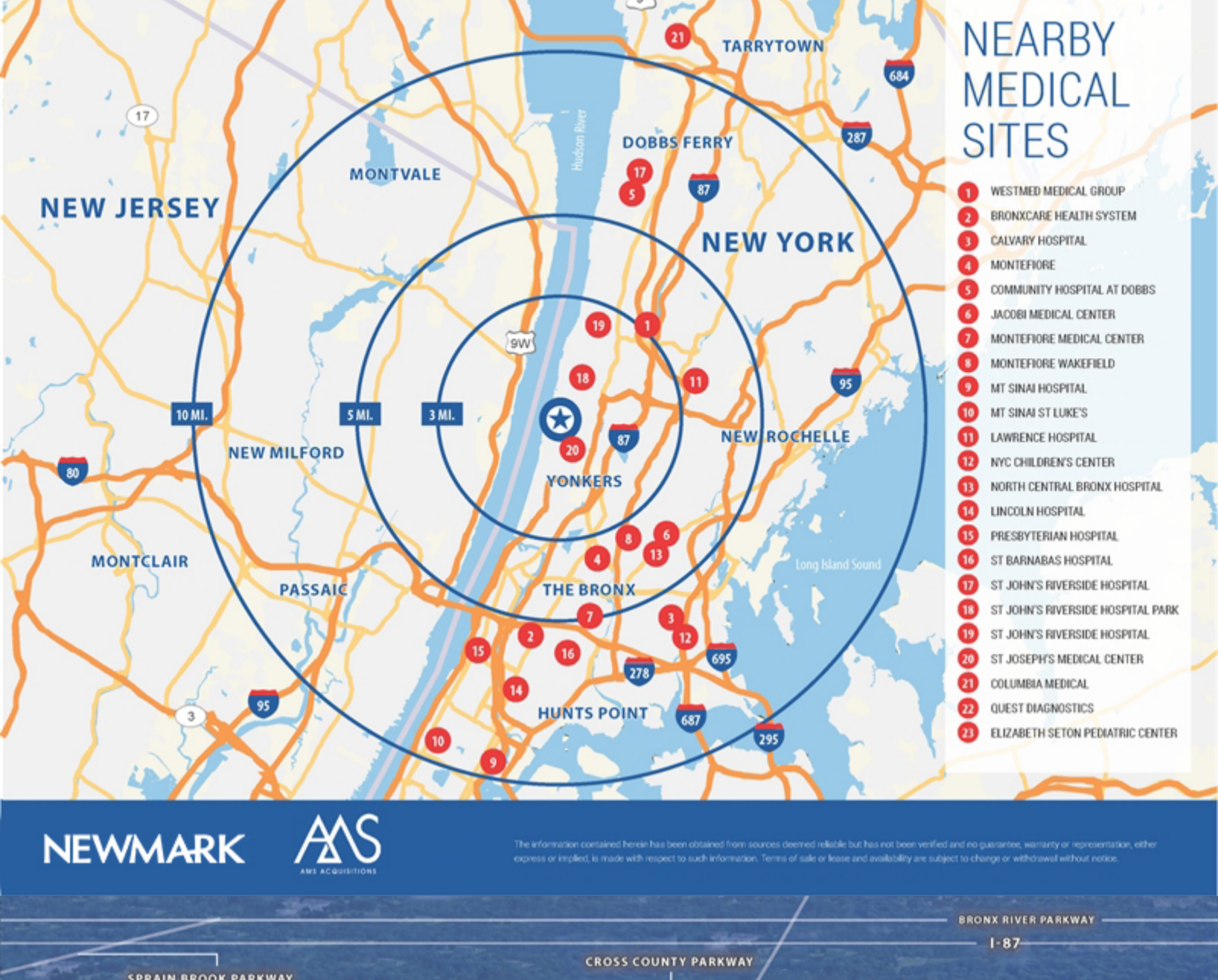
- Elegant roof deck overlooking the Hudson River and George Washington Bridge
- Newly decorated lobby
- Directly across from Metro North station
- Manhattan is a quick 24-minute commute by car
- Floor-to-ceiling glass windows allowing for light-flooded space
- Building Branding opportunity for multi-floor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



ACCESS TO GYM  
MODERN AESTHETIC  
EFFICIENT FLOOR PLATE

**86**  
MAIN STREET  
YONKERS | NY

PANORAMIC VIEWS  
WATERFRONT LOCATION  
WILL DIVIDE SPACE



**NEARBY MEDICAL SITES**

- WESTMED MEDICAL GROUP
- CALVARY HOSPITAL
- MONTEFIORE
- COMMUNITY HOSPITAL AT DOBBS
- JACOBI MEDICAL CENTER
- MONTEFIORE MEDICAL CENTER
- MONTEFIORE WAKEFIELD
- MT SINAI HOSPITAL
- ST SINAI ST LUKE'S
- LAWRENCE HOSPITAL
- NYC CHILDREN'S CENTER
- NORTH CENTRAL BRONX HOSPITAL
- LINCOLN HOSPITAL
- PRESBYTERIAN HOSPITAL
- ST BARNABAS HOSPITAL
- ST JOHN'S RIVERSIDE HOSPITAL
- ST JOHN'S RIVERSIDE HOSPITAL PARK
- ST JOHN'S RIVERSIDE HOSPITAL
- ST JOSEPH'S MEDICAL CENTER
- COLUMBIA MEDICAL
- QUEST DIAGNOSTICS
- ELIZABETH SETON PEDIATRIC CENTER

**NEWMARK** **AMS**  
AND ACQUISITIONS

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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.

**NEWMARK** **AMS**  
AND ACQUISITIONS

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



THE DAYLIGHTING  
**ENJOY YONKERS**  
THE WATERFRONT



**FLOOR PLAN**

2<sup>ND</sup> FLOOR – 11,139 RSF



CONTACT EXCLUSIVE BROKERS

PATRICIA A. VALENTI 914-420-2854 | patricia.valenti@nmrk.com  
WILLIAM D. MENDELSON 914-588-4880 | billy.mendelson@nmrk.com  
CHRIS VENTURA 646-706-2146 | chris.ventura@nmrk.com

**NEWMARK** **AMS**  
AND ACQUISITIONS

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**FLOOR PLAN**

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



CONTACT EXCLUSIVE BROKERS

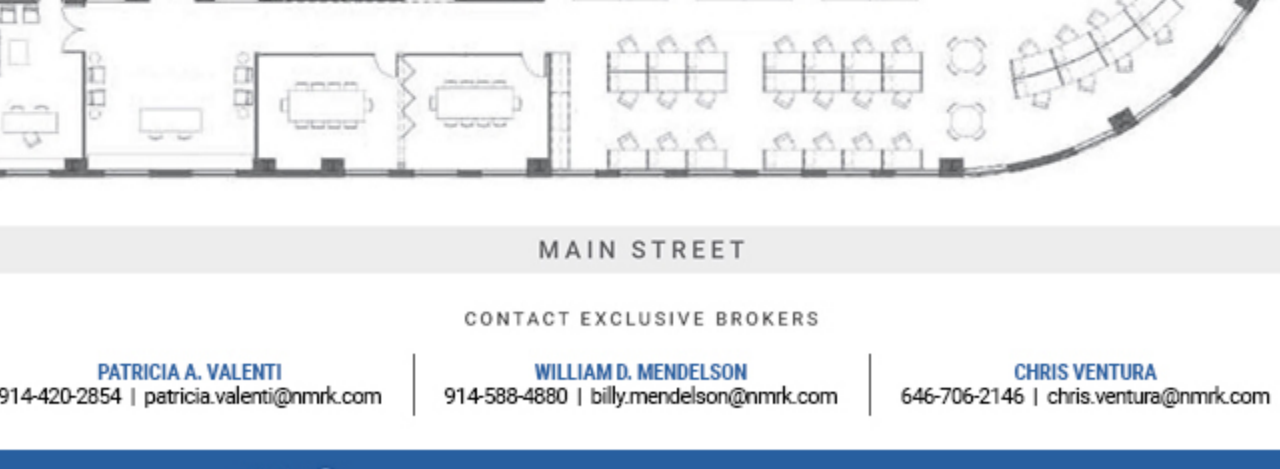
PATRICIA A. VALENTI 914-420-2854 | patricia.valenti@nmrk.com  
WILLIAM D. MENDELSON 914-588-4880 | billy.mendelson@nmrk.com  
CHRIS VENTURA 646-706-2146 | chris.ventura@nmrk.com

**NEWMARK** **AMS**  
AND ACQUISITIONS

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**FLOOR PLAN**

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



CONTACT EXCLUSIVE BROKERS

PATRICIA A. VALENTI 914-420-2854 | patricia.valenti@nmrk.com  
WILLIAM D. MENDELSON 914-588-4880 | billy.mendelson@nmrk.com  
CHRIS VENTURA 646-706-2146 | chris.ventura@nmrk.com

**NEWMARK** **AMS**  
AND ACQUISITIONS

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

DOWNLOAD BROCHURE

125 Park Avenue, New York, NY 10017 | 212-372-2000

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

©2022 Newmark. All Rights Reserved.