

# MOUNT KISCO PROFESSIONAL OFFICE ♦ MEDICAL BUILDING

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



344 Main Street

Mount Kisco, NY 10549

## 1 SPACE AVAILABLE

### DESCRIPTION

- ◆ Modern Professional Office/Medical building with 3 onsite parking lots
- ◆ 1500 sq ft Retail Space Located Street level with corner location with High Visibility Signage on Main St
- ◆ Large conference room, 3 offices, copy room, reception/waiting
- ◆ Floor Plan can be modified to suit
- ◆ Suitable for Office, Personal Service & Medical use
- ◆ Rent includes Taxes, CAM, HVAC
- ◆ Tenant pays direct bill lights only/electric
- ◆ Flexible lease terms

### HIGHLIGHTS

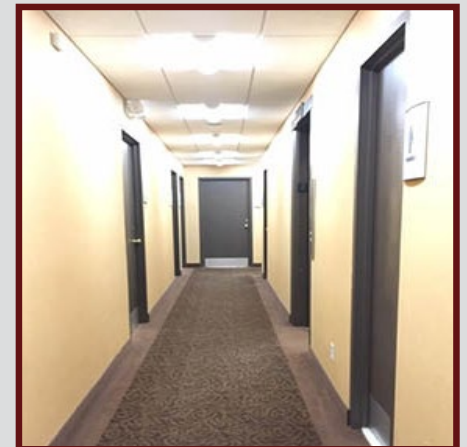
Renovated Lobby and Hallways, Ample on Site Parking  
Signage Exposure on busy Main St  
Located next to Northern Westchester Hospital

### COMMUTER RAIL

	DRIVE	WALK	DISTANCE
Mount Kisco Station Commuter Rail (Harlem Line)	4 min	18 min	1.0 mi

### AIRPORT

	DRIVE	DISTANCE
Westchester County Airport	16 min	11.9 mi



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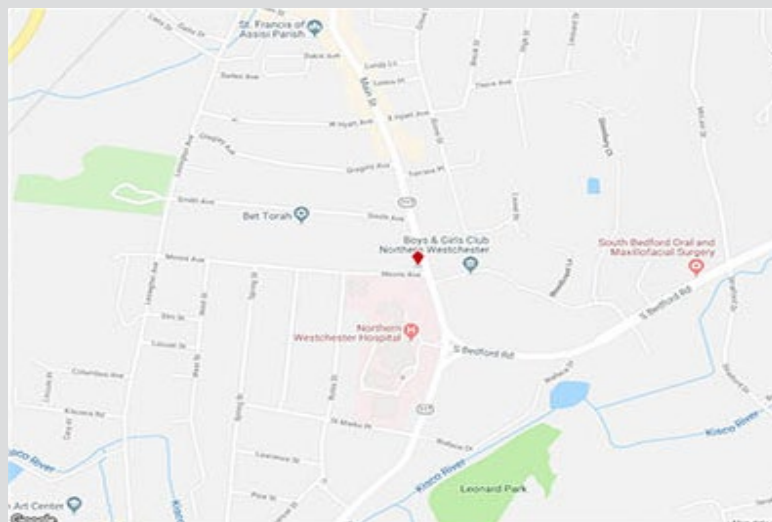
### 1st Floor, Ste. 108

Rental Rate: \$25.00 /SF/Yr  
 Lease Term: Negotiable  
 Service Type: Modified Gross  
 Date Available: Now  
 Space Available: 1,500 SF  
 Space Use: Office

Rent Includes Base Year Taxes,  
 CAM & HVAC  
 Floor: Lobby Level  
 Built Out As: 3 Offices, Reception,  
 Waiting Area, Large Conference  
 Room, Storage

### HIGHLIGHTS

- Full Retail Windows Facing Main Street w/signage
- Located on the Lobby Level
- Modern Finishes
- Glass Offices
- Conference Rooms
- Reception/Waiting Area
- Access to 3 Parking Lots



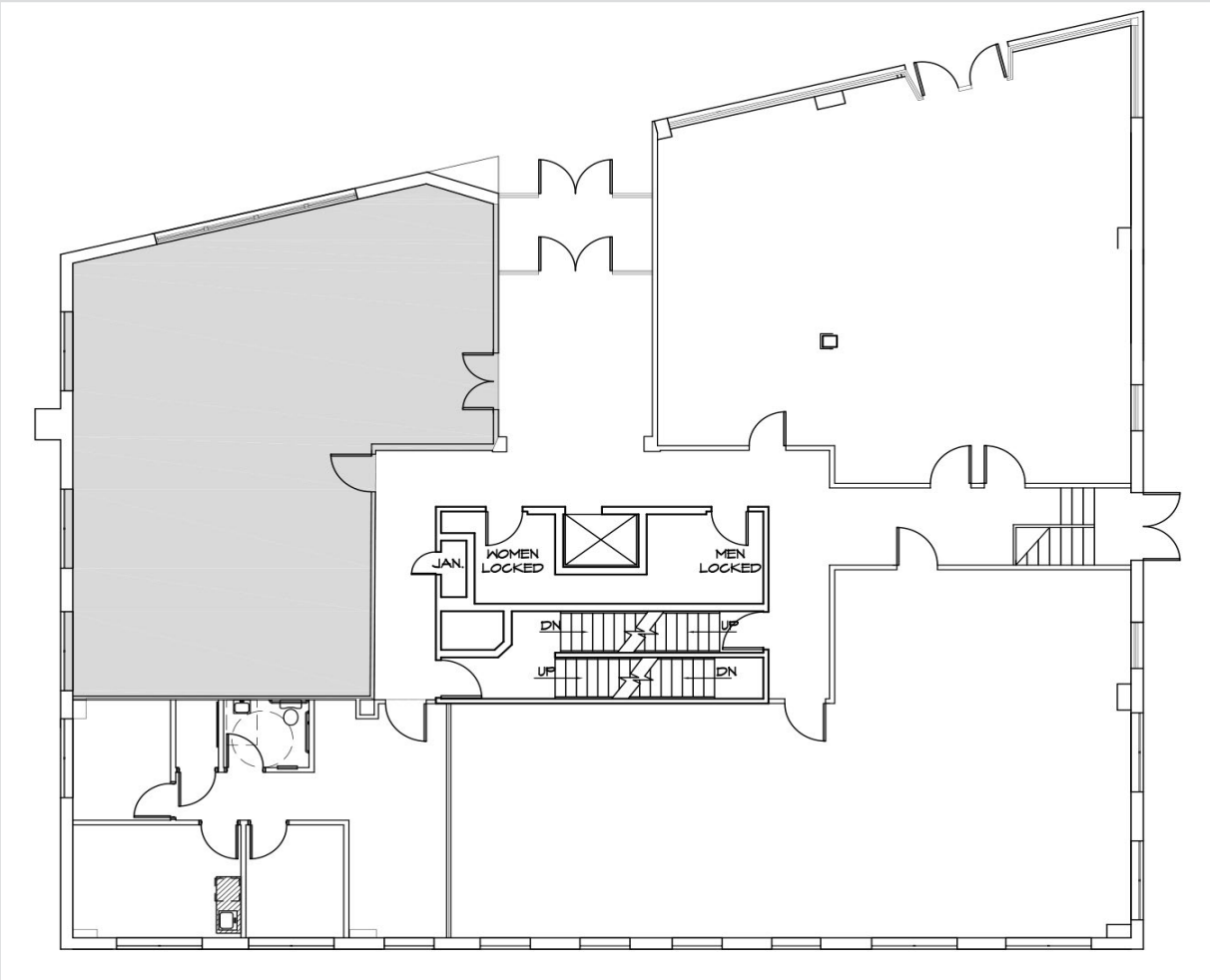
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**Suite 108, Lobby Level – FLOOR PLAN**

1500 sq. ft.



**344 Main Street, Mt. Kisco**



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