

# 280

DOBBS FERRY ROAD

WHITE PLAINS, NY 10607







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## RETAINMENT

**Newmark Knight Frank** and **Ten-X** have been retained as the exclusive agent for the sale of the medical office building at **280 Dobbs Ferry Road** in White Plains, New York (the "Property"). The Property is on the western corner of the intersection of Stadium Road and Dobbs Ferry Road, centrally located just off of Hartsdale Avenue and Tarrytown Road.

The Property is being sold in connection with TenX.com in the June 24-26 auction on the TenX.com website search 'White Plains' to find the asset.

## PROPERTY HIGHLIGHTS

- » Current **prominent medical tenants** including **Quest Diagnostics** and **Boston Children's Health Physicians** and **four dental groups**
- » **70%** leased
- » Eleven new tenants have moved into the building in the past 4 years for a total of 11,766 SF – **38% of the GLA** and the remaining **9 tenants have all extended their leases in that time**
- » Recent capital improvements include **new roof, HVAC units** and **all new windows**. Also, complete exterior and interior common area **conversion to LED light fixtures, new doors and security system** and more
- » Abundant surface parking with **133 Spaces (4.25/1,000SF)**
- » Surrounded by restaurants and retailers
- » Prime medical office building with proximity to numerous hospitals and medical facilities
- » **Centrally accessible location** within minutes of the Sprain Brook, Saw Mill River and Bronx River parkways as well as I-287, I-87, Central Avenue and the Mario Cuomo Bridge

For additional information, for this property, please contact:

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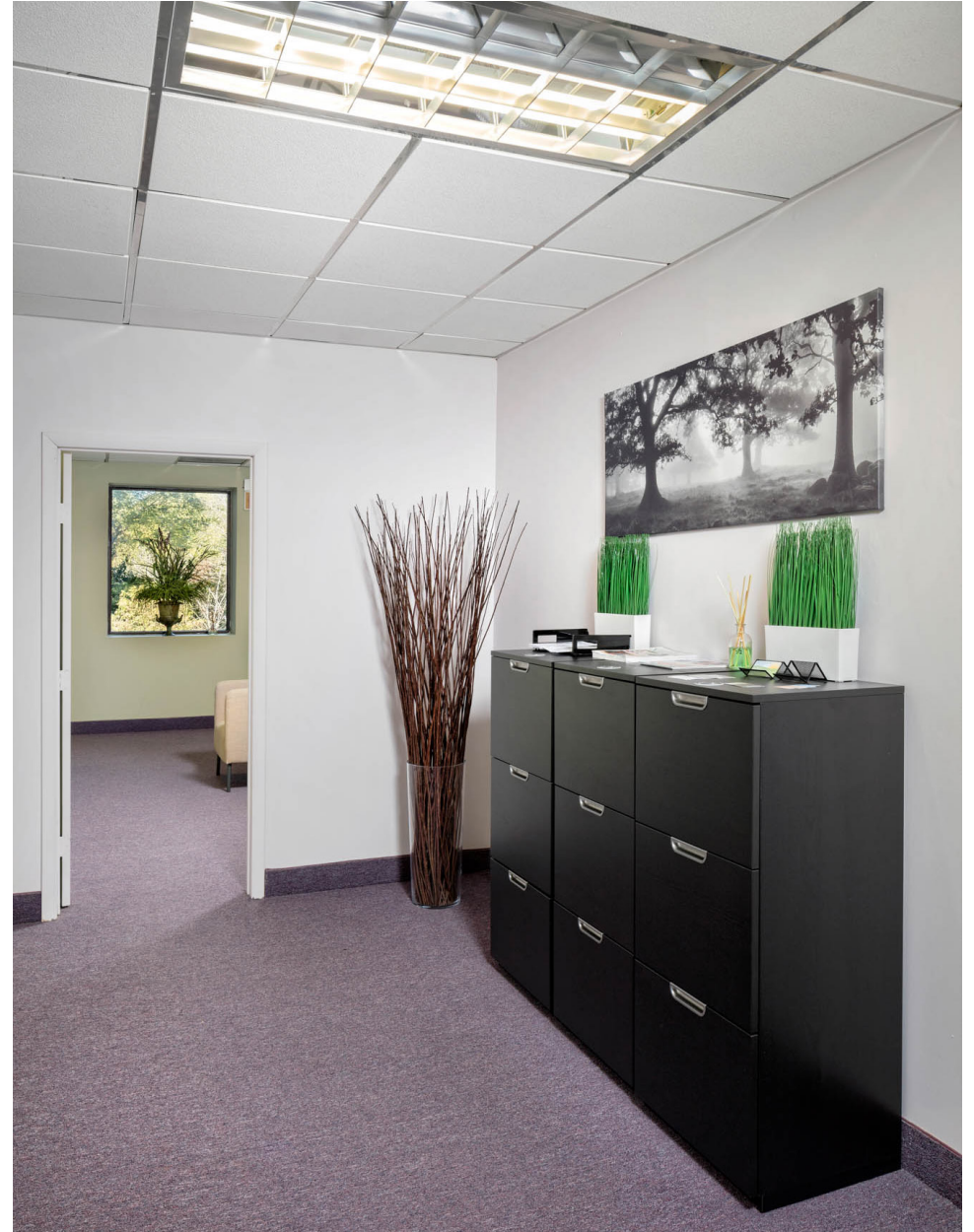
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## PROPERTY PHOTOS





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