

559

GRAMATAN AVENUE MOUNT VERNON, NY 10552



TURNKEY OFFICE WITH PRIVATE RESTROOM FOR LEASE

1,636 RSF SECOND FLOOR

Located within a 2-mile radius of these major hospitals and satellite clinics:

Montefiore, AppleMed Urgent Care,
New York Presbyterian/Lawrence Hospital,
NYU Langone Medical Center,
& St Johns Riverside Hospital

- Rental Rate: Available upon request
- Dedicated lobby with ADA elevator
- Located in the densely-populated, Fleetwood neighborhood of Mount Vernon
- Street parking & steps away from Municipal Parking Garage (hourly & monthly parking available)
- Close proximity to Cross County Parkway, Fleetwood Metro North Station & buses
- 6,900 cars per day on Gramatan Ave

CONTACT EXCLUSIVE AGENTS:

DAVID SCOTTO

914.968.8500 X306

dscotto@rmfriedland.com

KATELIN VAN VOORHIS

914.968.8500 X313

kvanvoorhis@rmfriedland.com

RM FRIEDLAND

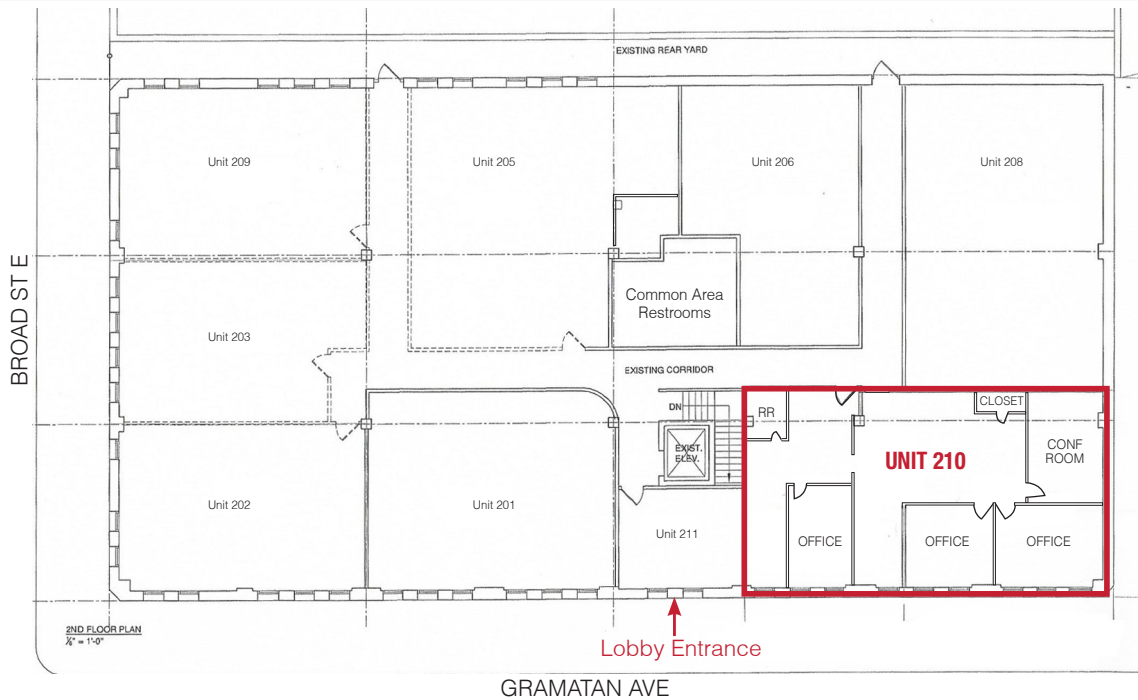
COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

559

GRAMATAN AVENUE MOUNT VERNON, NY 10552



CONTACT EXCLUSIVE AGENTS:

DAVID SCOTTO

914.968.8500 X306

dscotto@rmfriedland.com

KATELIN VAN VOORHIS

914.968.8500 X313

kvanvoorhis@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

559

GRAMATAN AVENUE MOUNT VERNON, NY 10552



Easy access to
Cross County Pkwy,
Bronx River Pkwy, and
Hutchinson River Pkwy



0.1 mile to
Metro North
Fleetwood Station



Easy access to
#55 and #52 Beeline Bus

DEMOGRAPHICS

	.5 MILE	1 MILES	3 MILES	5 MILES
Population	14,239	45,856	336,473	869,461
Number of HouseHolds	6,655	19,362	124,260	326,079
Average HH Income	\$95,837	\$107,332	\$114,170	\$106,690
Annual HH Expenditure	\$458.38 M	\$1.44 B	\$9.61 B	\$23.91 B
Annual Non-Retail Expenditure	\$243.35 M	\$765.03 M	\$5.12 B	\$12.75 B

CONTACT EXCLUSIVE AGENTS:

DAVID SCOTTO
914.968.8500 X306
dscotto@rmfriedland.com

KATELIN VAN VOORHIS
914.968.8500 X313
kvanvoorhis@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

559

GRAMATAN AVENUE MOUNT VERNON, NY 10552



CONTACT EXCLUSIVE AGENTS:

DAVID SCOTTO

914.968.8500 X306

dscotto@rmfriedland.com

KATELIN VAN VOORHIS

914.968.8500 X313

kvanvoorhis@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.