

31 SOUTH STREET MT VERNON, NY 10550



AVAILABLE UNIQUE OFFICE SPACE 737 RSF - 6,931 RSF

NEWLY RENOVATED SOHO LOFT STYLE
BUILDING ACCOMMODATES BOTH
OFFICE AND LIGHT MANUFACTURING USES

LOBBY WITH SECURED ACCESS
FIBER OPTICS THROUGHOUT
PROMINENT BRICK FACADE

WALKING DISTANCE TO SEVERAL RESTAURANTS

- Interior boasts beautiful high ceilings, large windows that let in natural light, and an overall industrial loft vibe
- Hardwood floors throughout
- Exposed brick walls
- Modern clean bathrooms
- Covered multi-level parking garage
- Easy access to I-87, Bronx River, Cross County, Saw Mill River, & Sprain Pkwy's
- 25 minutes to Grand Central Station
- Walking distance to IRT #2 train @ 241st St station and Metro North Mt Vernon West Station
- Rental Rate: Available upon request varies. Please call for more details

CONTACT EXCLUSIVE AGENT:

PAUL ENEA

914.968.8500 X365

penea@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

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

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SUITE LL:	3,135 RSF
SUITE 2N2:	1,197 RSF
SUITE 2S:	6,931 RSF
SUITE 3N3:	1,361 RSF
SUITE 3N4:	884 RSF
SUITE 3N5-6:	1,844 RSF
SUITE 3S1:	1,814 RSF

SUITE 3S3:	791 RSF
SUITE 3S4:	737 RSF

14 CORTLANDT STREET

SUITE 14C-2N:	5,025 RSF
SUITE 14C-2S2*:	1,094 RSF
SUITE 14C-2S3*:	1,094 RSF
*Can be combined for 2,188 RSF	

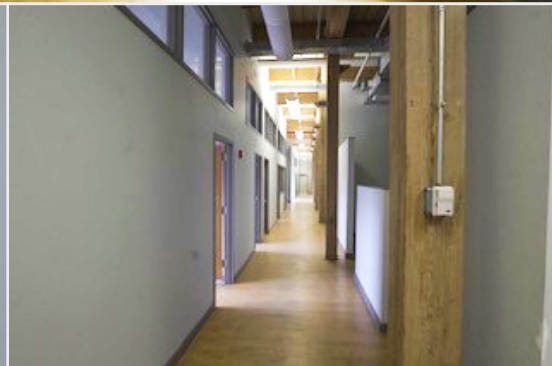
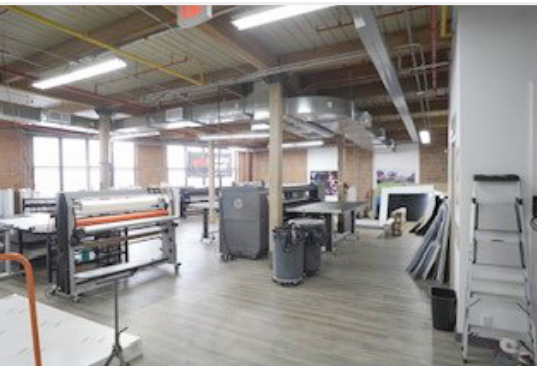
FLOOR PLANS UPON REQUEST

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31 SOUTH STREET MT VERNON, NY 10550



Easy access to
Bronx River Pkwy,
Cross County Pkwy,
Hutchinson Pkwy
and I-87



.6 Mile to Metro North
(Wakefield & Mt Vernon West Stations)
1.5 Miles to New Haven Line
(Mt Vernon East Station)



BeeLine 40, 41, 42 & 43



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