

259 HEATHCOTE ROAD

SCARSDALE, NY

**PRIME STAND-ALONE OPPORTUNITY IN SCARSDALE FOR MEDICAL TENANT
TO JOIN SCARSDALE MEDICAL GROUP/WHITE PLAINS HOSPITAL
2,000 SF WITH MONUMENT SIGNAGE & AMPLE PARKING**



Conceptual Rendering – Not approved for use

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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.

PROPERTY HIGHLIGHTS

259 HEATHCOTE ROAD SCARSDALE, NY

BUILDING SIZE:

2,000 SF single-story, stand-alone building.

PRIME VISIBILITY:

Prominent monument signage for maximum exposure on Heathcote Road.

PARKING CONVENIENCE:

Ample on-site parking for clients, staff, and visitors.

EASY ACCESSIBILITY:

Located in a high-traffic area with proximity to public transit and major thoroughfares.



JILLIAN REINER

914.968.8500 x343

jreiner@rmfriedland.com

CHRIS O'CALLAGHAN

914.968.8500 x342

cocallaghan@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.

LOCATION HIGHLIGHTS

259 HEATHCOTE ROAD SCARSDALE, NY

DESIRABLE AREA:

Located in one of Westchester County's most prestigious communities.

NEARBY AMENITIES:

Golden Horseshoe Shopping Center, Balducci's Market, fitness centers, and boutique shops. Proximity to Scarsdale Schools, Scarsdale Country Club, and local parks.



AREA HIGHLIGHTS

259 HEATHCOTE ROAD SCARSDALE, NY

TRANSPORTATION ACCESS:

Less than 2 miles from Hutchinson River Parkway for easy commuting.

HIGH VISIBILITY:

Daily traffic of 7,200+ vehicles ensures consistent exposure.



RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

JILLIAN REINER
914.968.8500 x343
jreiner@rmfriedland.com

CHRIS O'CALLAGHAN
914.968.8500 x342
cocallaghan@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.

RAW CONDITION WITH TURNKEY POTENTIAL

259 HEATHCOTE ROAD
SCARSDALE, NY

CUSTOMIZABLE LAYOUT:

A blank slate ready for transformation into the ideal medical use.

INFRASTRUCTURE READY:

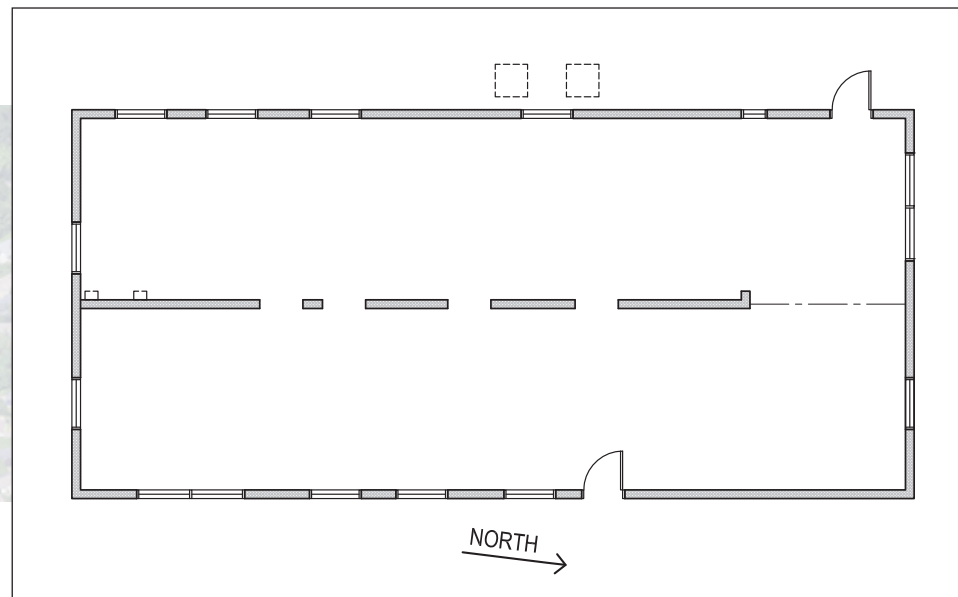
Utilities such as plumbing and electrical already in place for seamless buildout.

TURNKEY OPPORTUNITY:

Landlord offers Tenant Improvement (TI) allowances to customize the space according to tenant needs.

PROFESSIONAL PRESENCE:

Landscaped exterior and prominent curb appeal create a welcoming atmosphere.



Open Floor Plan (2,000 SF)



JILLIAN REINER
914.968.8500 x343
jreiner@rmfriedland.com

CHRIS O'CALLAGHAN
914.968.8500 x342
cocallaghan@rmfriedland.com

COMPETITIVE ADVANTAGES

EXCLUSIVE OPPORTUNITY:

Rare chance to secure
a stand-alone building
in Scarsdale.

FLEXIBILITY IN LEASING:

Customizable space,
negotiable lease terms,
and competitive concessions.

HIGH-INCOME DEMOGRAPHIC:

Attract an affluent clientele
in a premier market.

259 HEATHCOTE ROAD SCARSDALE, NY



Conceptual Rendering – Not approved for use



JILLIAN REINER
914.968.8500 x343
jreiner@rmfriedland.com

CHRIS O'CALLAGHAN
914.968.8500 x342
cocallaghan@rmfriedland.com

SECURE YOUR BUSINESS'S FUTURE AT

259 HEATHCOTE ROAD

SCARSDALE, NY

DON'T MISS THIS EXCLUSIVE OPPORTUNITY TO
ESTABLISH YOUR BUSINESS IN ONE OF
WESTCHESTER'S MOST SOUGHT-AFTER LOCATIONS.

CONTACT EXCLUSIVE LISTING AGENTS:

JILLIAN REINER

914.968.8500 x343
jreiner@rmfriedland.com

CHRIS O'CALLAGHAN

914.968.8500 x342
cocallaghan@rmfriedland.com



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.