

# ONE

LARKIN PLAZA  
YONKERS, NY



**5,000 SF HIGH-QUALITY OFFICE SPACE  
IN PRIME YONKERS LOCATION**

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



# PROPERTY HIGHLIGHTS

# ONE LARKIN PLAZA

Y O N K E R S , N Y

## AVAILABILITY:

5,000 SF 4th Floor office space.



## PROFESSIONAL LAYOUT:

Includes private offices, conference rooms, executive suites, fully equipped kitchenette & break area, huddle rooms, and collaborative workspaces.



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# PROPERTY HIGHLIGHTS

# ONE LARKIN PLAZA YONKERS, NY

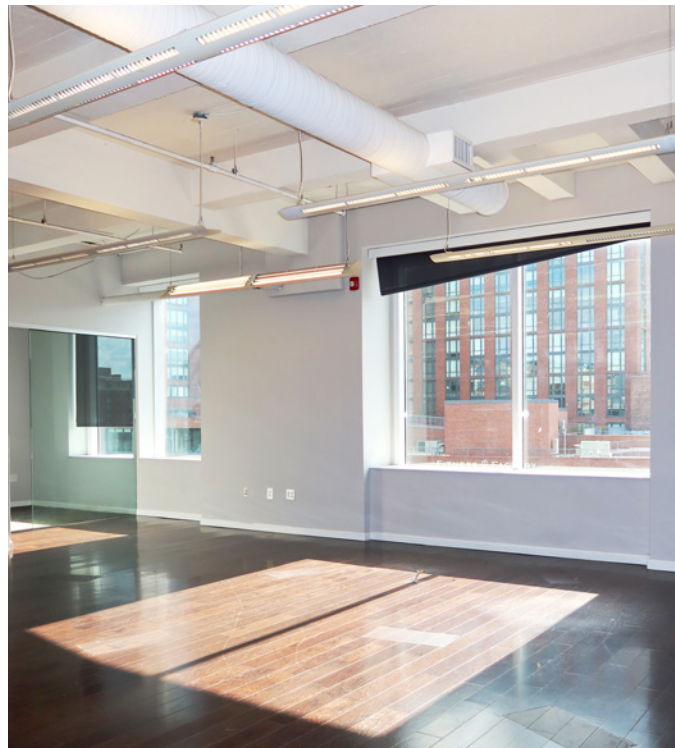


## PRIME LOCATION:

Situated in the heart of Yonkers' business district with easy access to major highways and public transit.

## IDEAL FOR:

Professional office, tech, legal, or financial services.



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# OFFICE SPACE FEATURES

# ONE LARKIN PLAZA

YONKERS, NY



## EFFICIENT FLOOR PLAN

Multiple **private offices** and **conference rooms**

**Executive suite & meeting room**

**Open workspace**  
for team collaboration

**Kitchen & pantry area**

**Rejuvenation zone**  
for employee wellness

**Dedicated phone rooms**  
for private calls

**Copy/storage rooms**

## SECURITY & ACCESSIBILITY

Secure access building with elevators

## MOVE-IN READY

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# LOCATION HIGHLIGHTS

# ONE LARKIN PLAZA YONKERS, NY

## DOWNTOWN VIBRANCY:

Surrounded by restaurants and retail shops.

## NEARBY AMENITIES:

Walkable to restaurants, cafes, banking, shopping, and fitness centers.

## ACCESSIBILITY:

- Steps from the Yonkers Metro-North station 30-minute express to Manhattan.
- Quick access to I-87, Saw Mill River Parkway, and Cross County Parkway.
- Bus routes nearby for easy employee and client access.

## HIGH VISIBILITY:

Located in a thriving business hub with continuous foot and vehicle traffic.



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# AREA HIGHLIGHTS

## HIGH VISIBILITY:

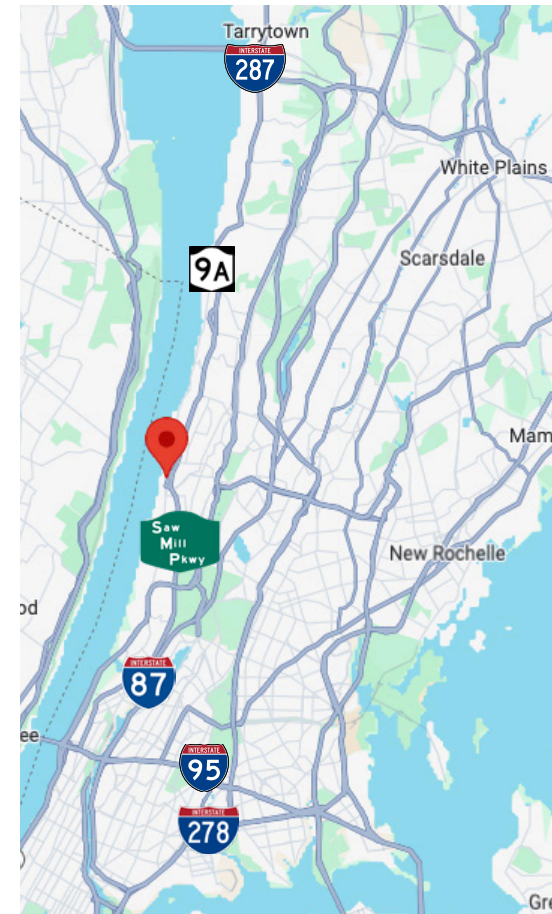
Daily traffic of 7,200+ vehicles ensures consistent exposure.



# ONE LARKIN PLAZA YONKERS, NY

## TRANSPORTATION ACCESS:

Less than 2 miles from Saw Mill River Pkwy for easy commuting.



**MTA** 3 min walk  
(0.1m)

**Bus** 3 min walk  
(0.2m)

**Saw Mill Pkwy** 1.7 Miles

**INTERSTATE 87** 5.5 Miles

**INTERSTATE 95** 9 Miles

**INTERSTATE 287** 13.7 Miles

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# COMPETITIVE ADVANTAGES

# ONE LARKIN PLAZA YONKERS, NY

## PRIME DOWNTOWN YONKERS LOCATION

WITH UNBEATABLE  
CONNECTIVITY



## MODERN OFFICE INFRASTRUCTURE

READY FOR IMMEDIATE  
OCCUPANCY



## BUSINESS COMMUNITY

ATTRACTING TOP-TIER  
PROFESSIONALS



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ELEVATE YOUR BUSINESS PRESENCE AT

**ONE**

**LARKIN PLAZA**

YONKERS, NY

DON'T MISS THIS RARE OPPORTUNITY  
PREMIUM OFFICE SPACE IN A DYNAMIC AND  
GROWING COMMERCIAL HUB

CONTACT EXCLUSIVE LISTING AGENTS:

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