



Exclusive Broker
DIRECTLY ACROSS THE STREET FROM LAWRENCE HOSPITAL
1,200+ SQ. FT. OF PRIME MEDICAL or PROFESSIONAL
OFFICE SPACE ON
STUDIO ARCADE, IN BRONXVILLE

ADDRESS: 4 Studio Arcade, Bronxville, New York 10708

LOCATION: North Side of Studio Arcade between West Pondfield and the Metro North Train Tracks, across from Lawrence Hospital.

DESCRIPTION: 1,200+ SF for office space. The present configuration is for a medical office with: reception desk, waiting area, 3 examining rooms, a file room, 2 private offices, a small lab area and 2 bathrooms. Space has front and rear entrances. See the attached floor plan.

ZONING: BA Zone, allowable uses are: medical, professional or other business offices.

RENTAL: \$6,200 per month with 3% increases per year.

TAXES & CAM: Increase over base year.

TERM: 5 Year

UTILITIES: Tenant to pay for all utilities, gas, electric and water.

SECURITY: 2 Months

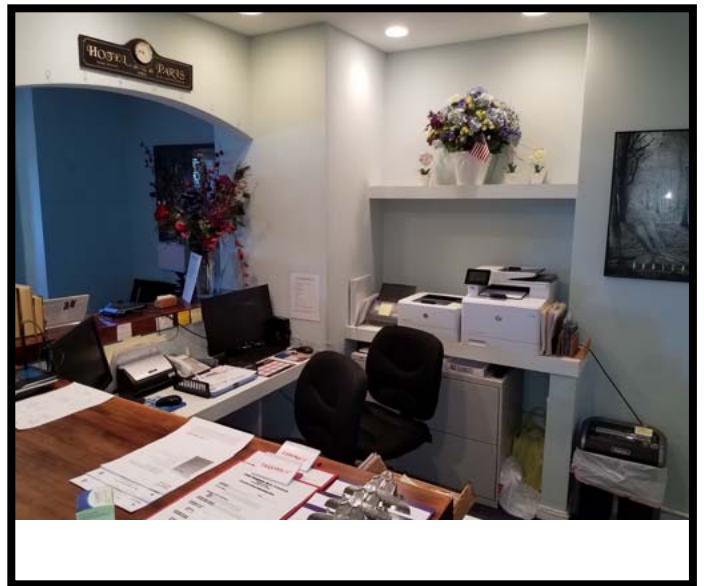
PARKING: Premise comes with 4 unassigned parking spaces in the rear of the building for the tenant. There is ample street parking for patients/customers in front of the building on Studio Arcade itself.

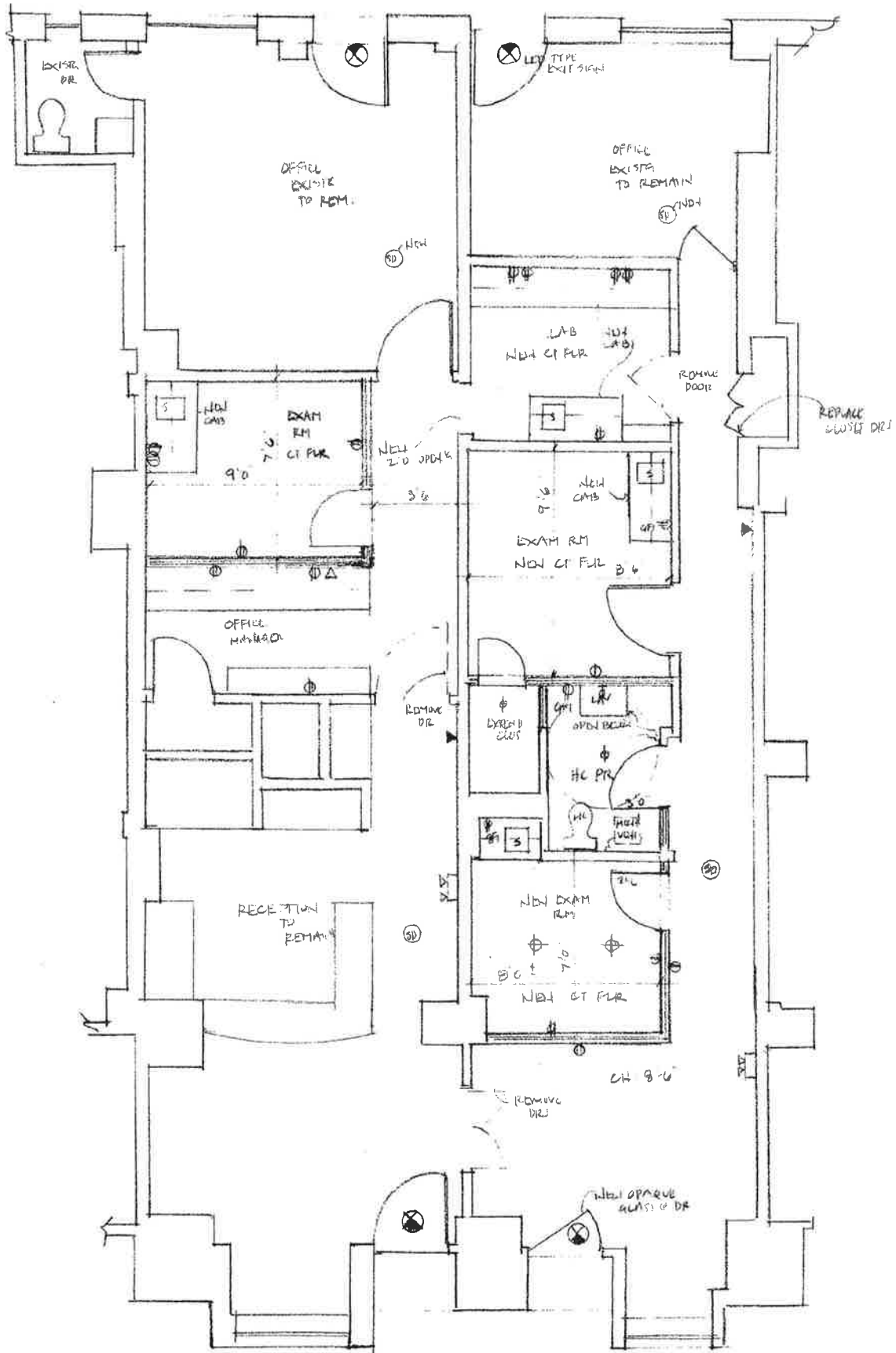
COMMENTS: This location is very desirable. It is right next to the Bronxville Metro North Train Station on the Southbound side. Lawrence Hospital is directly across the street and has 1,000+ employees and numerous visitors. There is ample street parking in front of the office.

CONTACT: Gerry Houlihan at - Office: (914) 961-4840
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Inspection by appointment only.

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4 Studio Arcade, Bronxville, NY 10708





PROPOSED PLAN

V4-10