



20 SQUADRON BLVD. NEW CITY NY 10956



OFFICE

PREMIER OFFICE
SPACE FOR LEASE
300 - 2,600 SF
AVAILABLE

\$27.00 MG PSF

Plus \$3.00 for Utilities

TEAM **GRUBER**

Team Gruber | Rand Commercial | Licensed Real Estate Salesperson, NYS & NJ

PROPERTY DESCRIPTION



Prime Office Location in New City NY

Are you looking forward to coming to work? Hoping to impress your clients and customers? Want easy access? This stunning six-story iconic office building in Rockland County might be just what you need! It's currently undergoing exciting upgrades to the common areas and exterior, making it even more inviting. A few spaces are available for lease, and they will be delivered as modern, turnkey spaces tailored to your needs. Come check it out and discover your perfect workspace!

SUITES AVAILABILITY



- 102 - 1,500 SF
- 210A - 1,069 SF
- 270 - 950 SF
- 290 - 2,000 SF
- 320 - 1,487 SF
- 350 - 1,186 SF
- 470A - 268 SF
- 470B - 132 SF
- 480 - 1,194 SF
- 570A - 400 SF

PROPERTY HIGHLIGHTS



- Prime Location
- Entrance on two sides of the building
- Located at the corner of RT-304
- Ample parking available on all four sides
- Minutes from I-87/New York State Thruway

Joel Gruber

Licensed Real Estate Salesperson, NYS & NJ



☎ 845.203.4488

Joel.Gruber@randcommercial.com

🌐 teamgruberusa.com



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