

1010
N BROADWAY
YONKERS, NY

3,845 RSF & 2,292 RSF
NEWLY RENOVATED MEDICAL OFFICE
EXCELLENT VISIBILITY, ACCESSIBILITY & PARKING



Contact Exclusive Listing Agents:

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RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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1010
N BROADWAY
YONKERS, NY

BUILDING INFORMATION

3,845 RSF & 2,292 RSF

EXCELLENT VISIBILITY, ACCESSIBILITY & PARKING
60 SURFACE SPOTS, ENSURING CONVENIENT ACCESS FOR STAFF AND PATIENTS

Recently renovated, the facility provides approximately 12,455 RSF of modernized medical space. With 60 parking spaces available, convenient access is ensured for both staff and patients. Prominent pylon signage and easily navigable building directories enhance visibility along North Broadway. The fully accessible facilities cater to visitors of all abilities. Conveniently positioned near major highways and public transportation hubs, including Executive Boulevard and North Broadway, it offers seamless access to Saw Mill River Parkway. Additionally, its proximity to various amenities such as restaurants, shops, and healthcare facilities caters to the needs of both tenants and patients.

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2,292 RSF
LOWER
LEVEL



BUILDING COMMON AREA



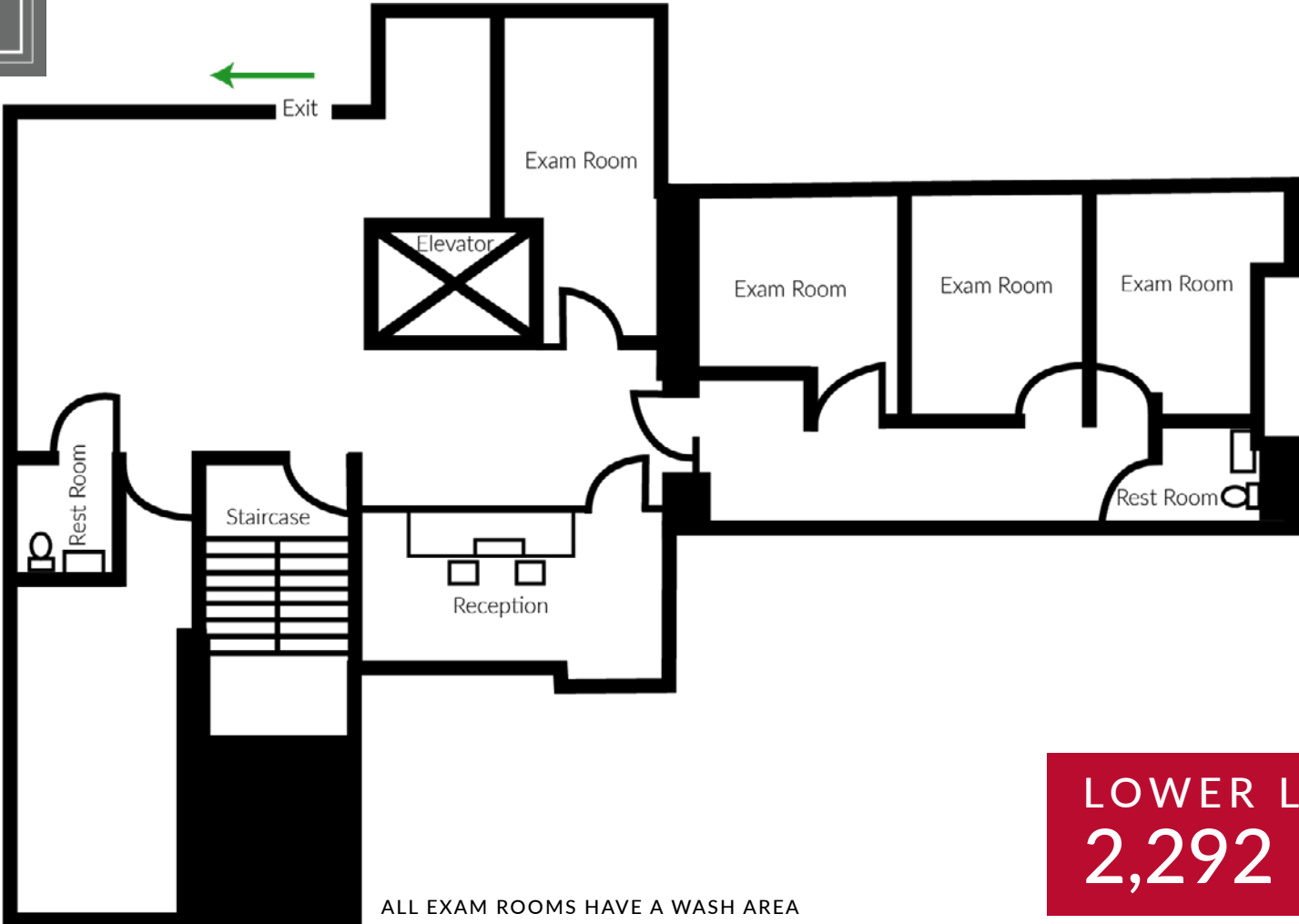
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2,292 RSF LOWER LEVEL FLOOR PLAN



ALL EXAM ROOMS HAVE A WASH AREA

LOWER LEVEL
2,292 RSF

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3,845 RSF SECOND FLOOR



BUILDING COMMON AREA

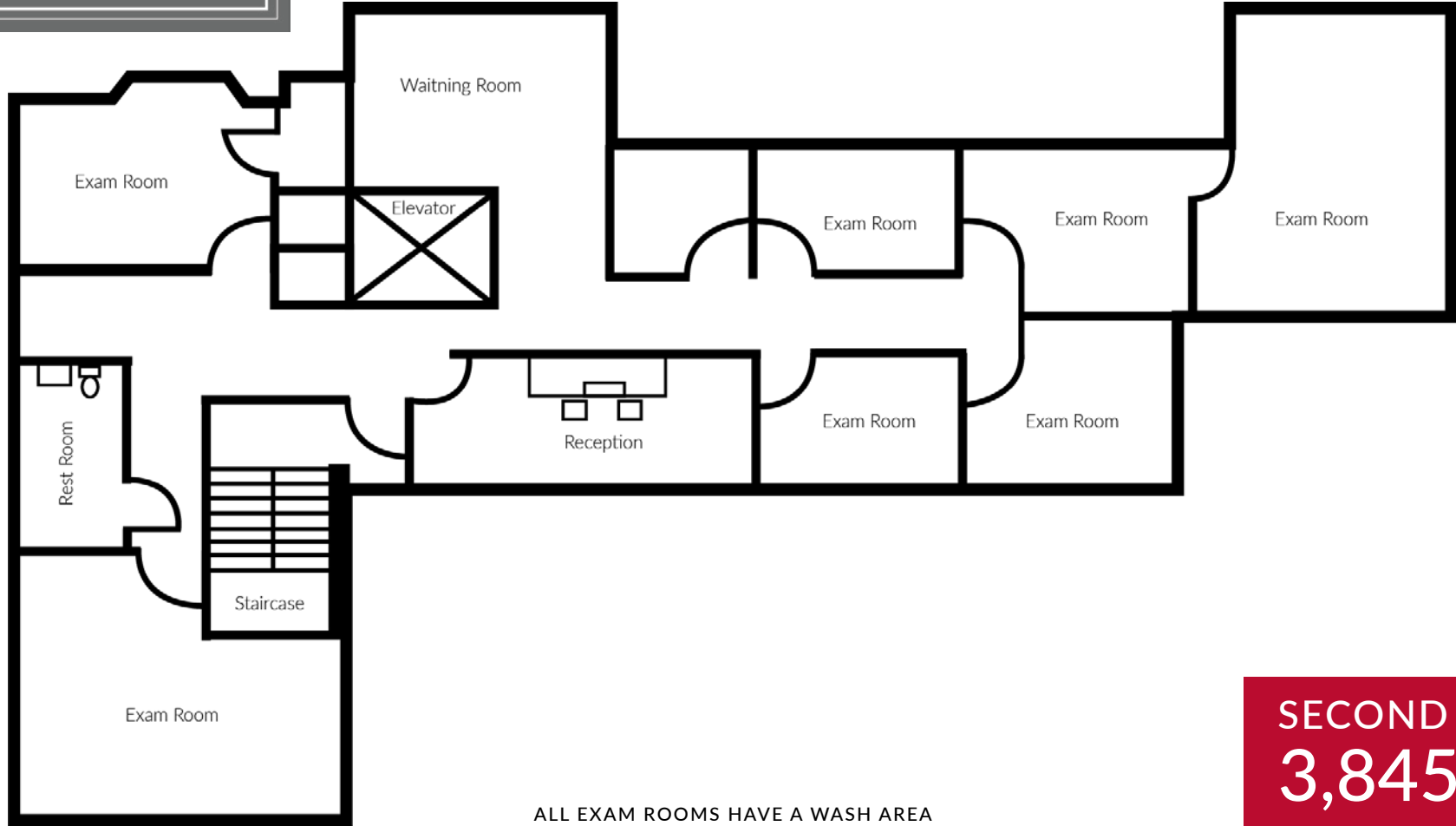
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3,845 RSF SECOND FLOOR PLAN



ALL EXAM ROOMS HAVE A WASH AREA

SECOND FLOOR
3,845 RSF

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LOCATION

- 1** One Executive Boulevard
Medical Office Building
- 2** 1086 North Broadway
Boyce Thompson Center - Westmed
- 3** 300 Corporate Blvd South
Elizabeth Seton Children's Center
- 4** 970 North Broadway
Riverhill Professional Pavilion
- 5** 984 North Broadway
Medical Office Building
- 6** 944 North Broadway
Northwest Medical Center
- 7** 1088 North Broadway
St. John's Riverside Hospital



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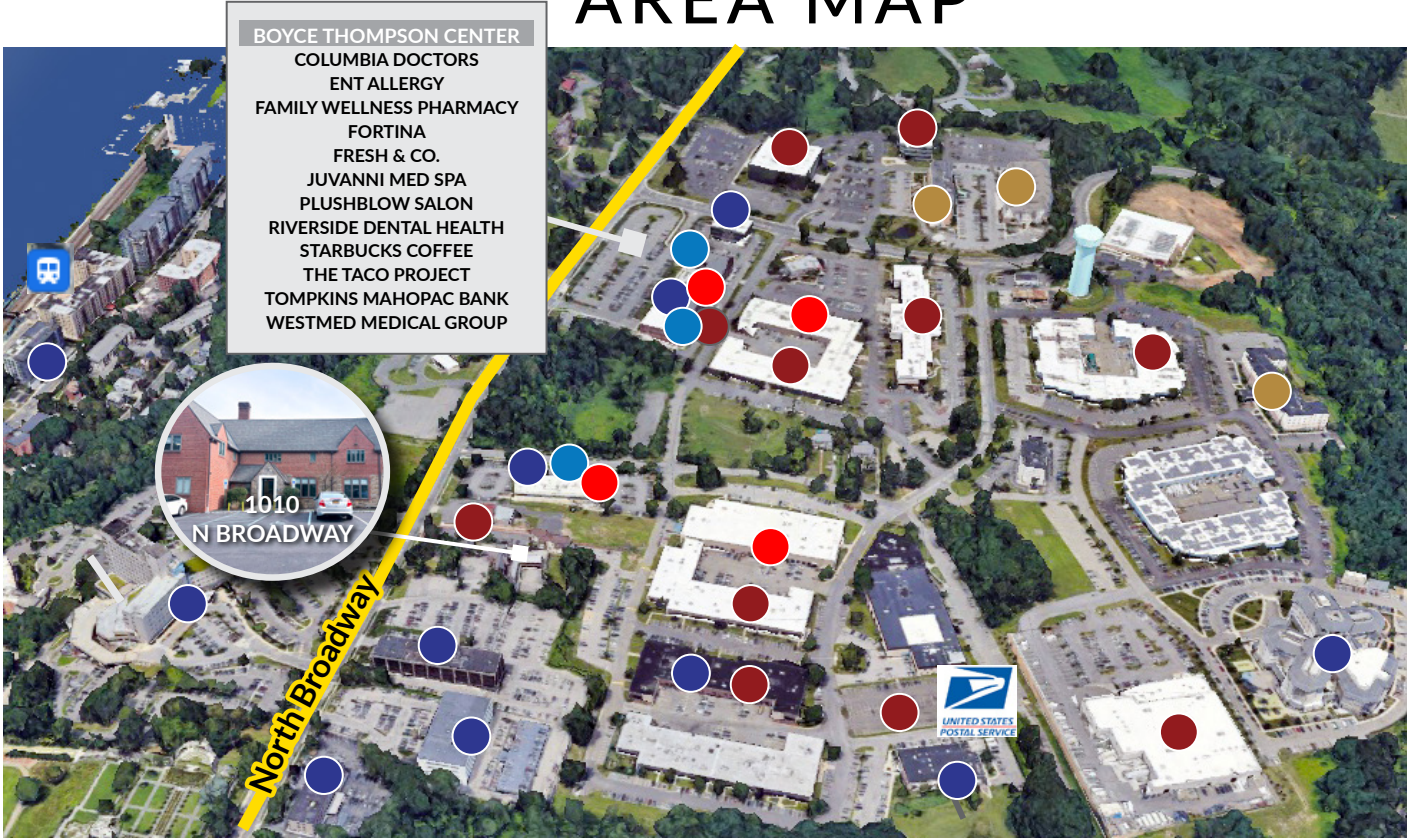
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AREA MAP



- MEDICAL
- HOSPITALITY
- RETAIL
- CORPORATE NEIGHBORS
- RESTAURANTS

Extremely convenient to major highways and transportation



1 mile away



2 miles away



0.9 miles to Metro-North Greystone Station



3 min walk to 002/006/009 Buses

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	14,610	139,966	410,054
Number of HouseHolds	6,079	54,123	157,514
Average HH Income	\$161,268	\$141,103	\$175,553
Daytime Population	13,257	91,031	259,158
Annual HH Expenditure	\$605.37 M	\$4.86 B	\$17 B
Annual Health Care Expenditure	\$48.65 M	\$389.16 M	\$1.35 B

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