

FOR LEASE - FINAL SUITE AVAILABLE

444 East Boston Post Rd, Mamaroneck, NY

TURNKEY DENTAL / MEDICAL OFFICE - MOVE-IN READY

Turnkey
Dental
Space



PRESENTED BY

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The Mamaroneck Professional Building at 444 East Boston Post Road continues to attract strong tenant demand in one of Westchester County's most established medical and professional corridors. **We are pleased to announce that Suite 211 has just been leased** — bringing this well-maintained, two-story, 12,075 SF multi-tenant building to near-full occupancy.

One exceptional opportunity remains: **Suite 209** — a fully furnished, turnkey dental/medical office available for immediate occupancy at exceptional value.



- Full ADA-accessible entry and common areas
- On-site surface parking for tenants and patients/clients
- Extended building hours: 6:30 AM – 9:30 PM, daily
- Prominent signage opportunities available
- Directly across from the Mamaroneck Diner
- Established medical & wellness tenant mix (physical therapy, dental, professional services)
- Currently undergoing interior and exterior modernization



SUITE 209 - TURNKEY DENTAL / MEDICAL

FULLY FURNISHED & OPERATIONAL - 500 SF



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ASKING RENT

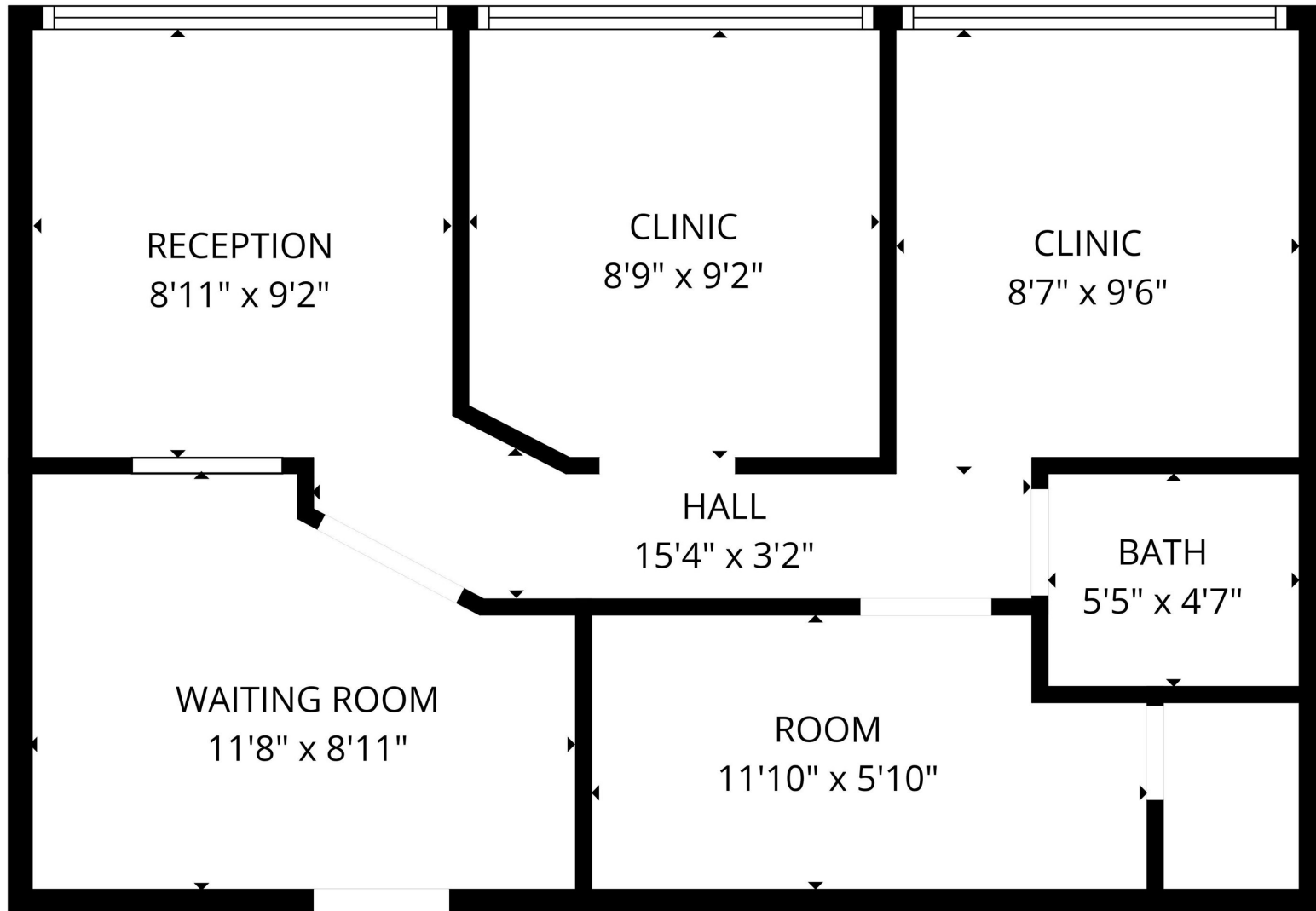
\$3,000 /MONTH

500 SF | MODIFIED GROSS | TENANT ELECTRIC |
NEGOTIABLE TERM | IMMEDIATE OCCUPANCY

Exceptional Value - Equipment Included

- Two (2) fully equipped operatories with hand sinks and built-in cabinetry
- All dental equipment included: operator chairs, x-ray, compressor, and suction
- Spacious patient reception and waiting area
- Large reception/front desk station accommodating two staff members
- Dedicated lab area with additional sink
- Private interior restroom
- Furniture and fixtures included
- Abundant natural light from oversized windows

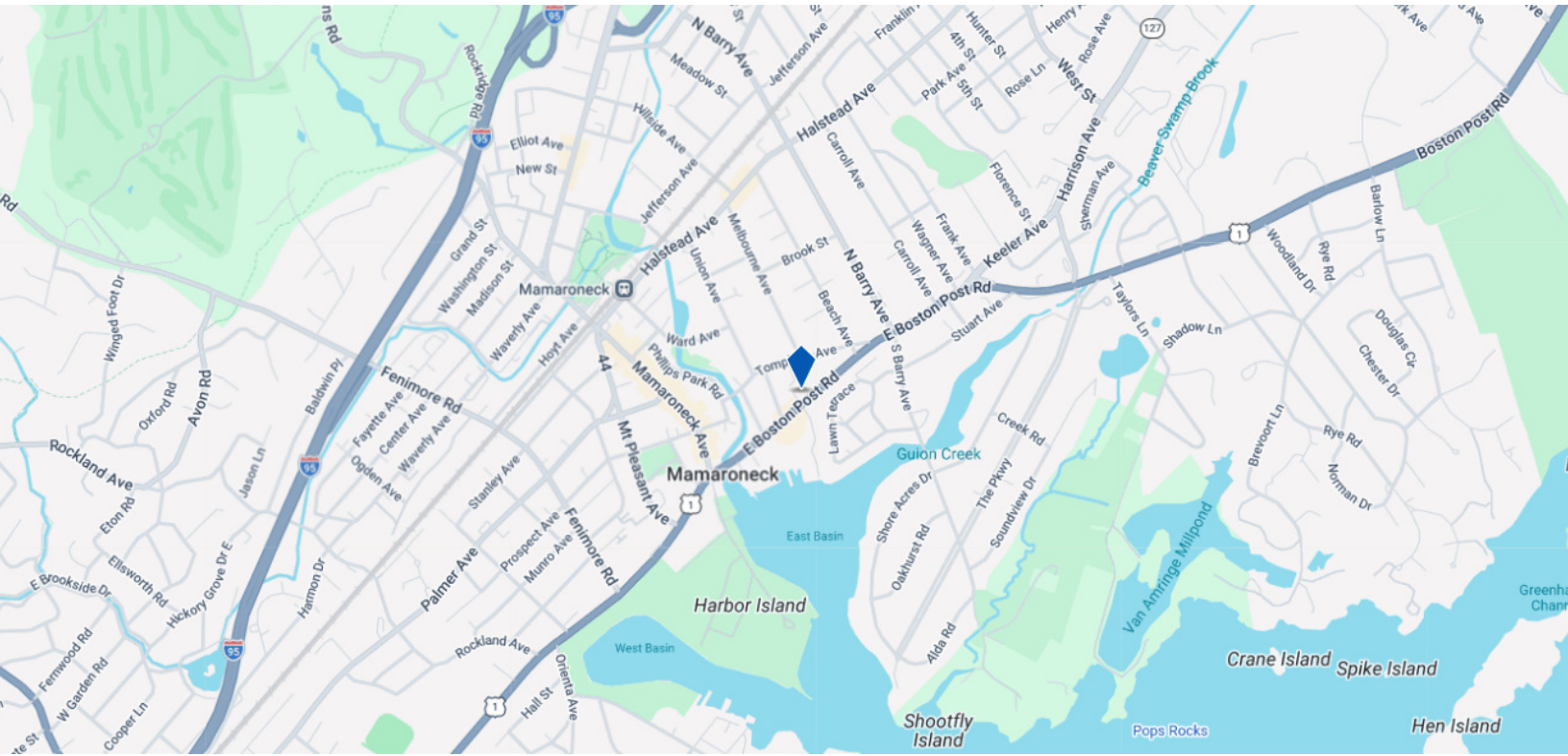




FLOOR PLAN CREATED BY CURICASA A.B. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

EFFICIENT LAYOUT WITH DEDICATED ZONES

Two operatories ("Clinic") with windows | Reception with line-of-sight to waiting room | Dedicated lab/utility room | Private restroom | Functional hall circulation



Transportation

Transit/Subway		
Eastchester-Dyre Ave	13 min drive	7.3 mi
Baychester Avenue	13 min drive	7.9 mi
Wakefield-241 Street	14 min drive	8.5 mi
Nereid Avenue	15 min drive	8.9 mi
233 Street	16 min drive	9.3 mi
Commuter Rail		
Mamaroneck Station	10 min walk	0.7 mi
Harrison Station	4 min drive	2.0 mi
Larchmont Station	5 min drive	2.5 mi
Rye Station	6 min drive	3.8 mi
New Rochelle Station	7 min drive	4.1 mi
Airport		
Westchester County	19 min drive	11.6 mi
LaGuardia	32 min drive	18.7 mi

Positioned on Boston Post Road (Route 1), one of Westchester's most heavily trafficked retail and professional corridors, the building benefits from outstanding visibility and convenient access to I-95 and the Hutchinson River Parkway. The Village of Mamaroneck offers a vibrant downtown with restaurants, retail, and waterfront amenities anchored by the Mamaroneck Metro-North station.

REAR - PARKING



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