

MOUNT KISCO EXECUTIVE CENTER

A DYNAMIC BUSINESS ENVIRONMENT LOCATED IN THE
PROMINENT HUB OF NORTHERN WESTCHESTER



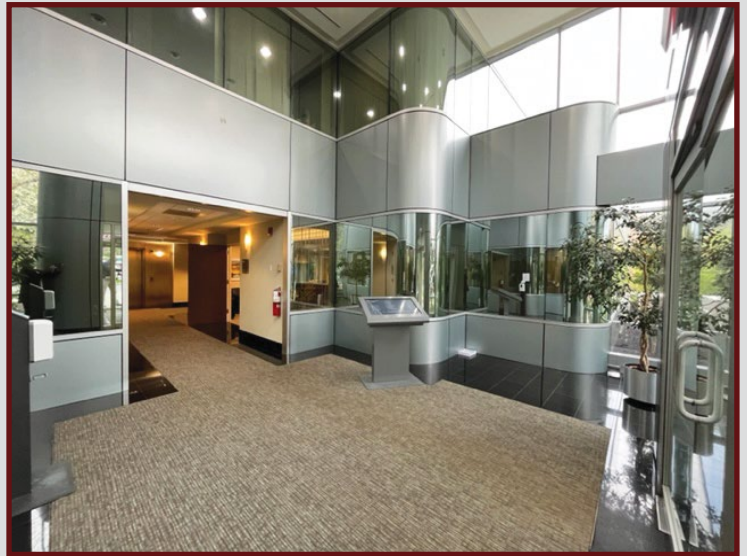
118 N. Bedford Road

Office Space Available in Mount Kisco, NY 10549

SPACES AVAILABLE

HIGHLIGHTS & AMENITIES

- ◆ Full Service Modern Office Environment
- ◆ Professionally Landscaped Property
- ◆ 24/7 Card Access
- ◆ Walk to Metro North Railroad
- ◆ Newly Renovated Hallways and Lobby
- ◆ Located in the Heart of Mount Kisco
- ◆ Two Story Atrium Lobby
- ◆ Ample On-Site Parking



Select Properties
LTD.

Diana Chiulli, President • *Commercial Sales & Leasing*
344 Main Street, Suite 101 • Mount Kisco, NY 10549
914-666-9400
select1@optonline.net • diana.chiulli@icloud.com



Suite 200 & 200A

Rental Rate: \$28.00 / SF
 Electric: \$3.50 SF
 Date Available: Now
 Service Type: Modified Gross
 Space Use: Office

Space Available:
 Suite 200 1,080 SF
 Suite 200 A 995 SF
 Space is contiguous can be
 combined total of 2075 SF

Lease Term: 3-5+ Years

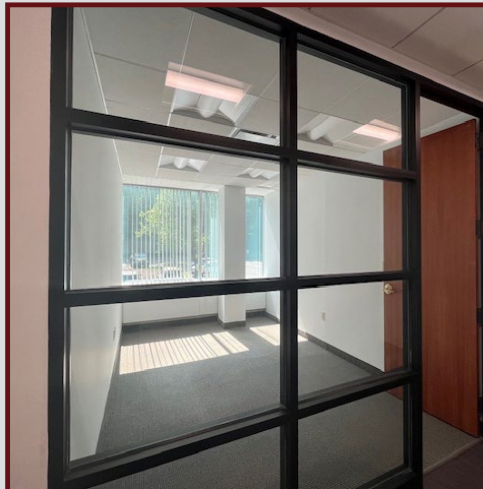


3rd Floor

Rental Rate: \$28.00 / SF
 Electric: \$3.50 SF
 Date Available: December 2025
 Service Type: Modified Gross
 Space Use: Office

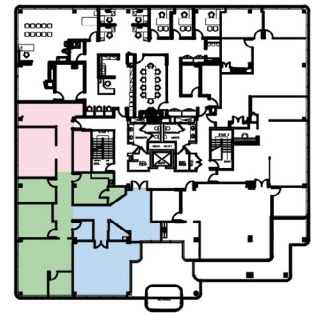
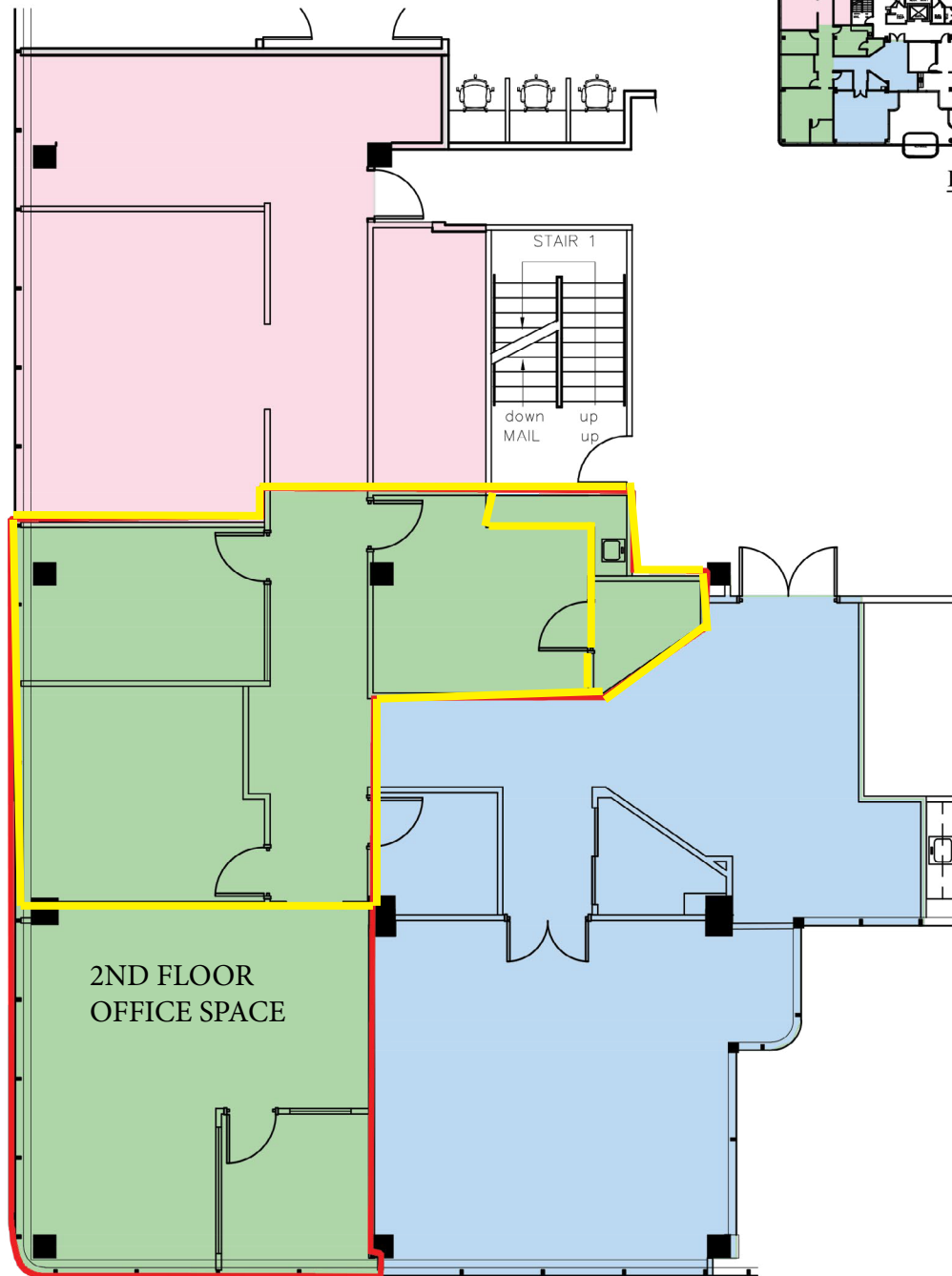
Space Available: 800 SF
 Floor: 2nd Floor
 Full Build-Out – Two Offices,
 Support Staff Area, Kitchen
 Lease Term: 3-5+ Years

Mount Kisco Station Commuter Rail (Harlem Line) - .5 Mile
 Walking distance to the Town Center
 Northern Westchester Hospital - 1 Mile
 Saw Mill Parkway - 1 Mile
 Rt. 684 - 3 Miles



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KEY PLAN

BUCKINGHAM
PROPERTIES

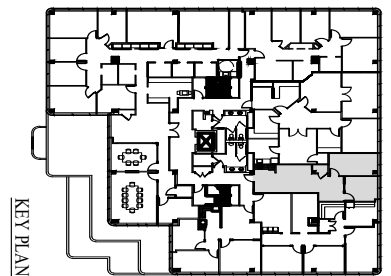
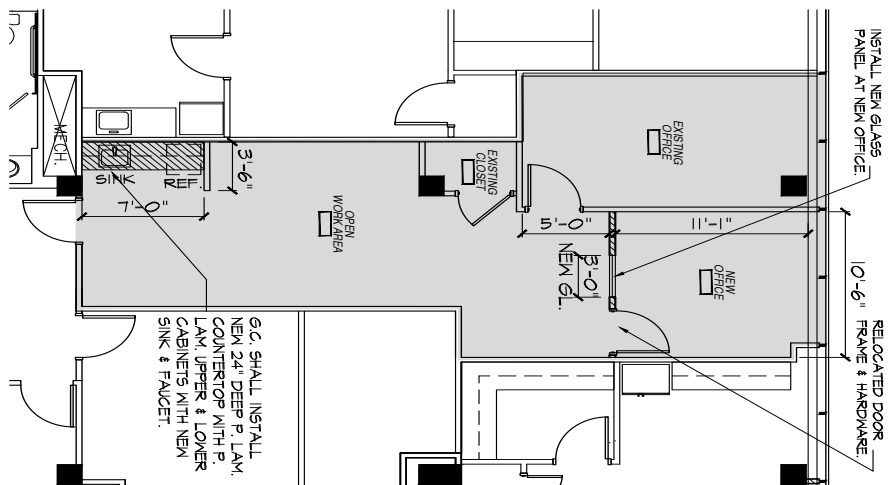
2ND FLOOR OFFICE SPACE
118 N BEDFORD ROAD
MOUNT KISCO, NEW YORK 10549

SCALE: NOT TO SCALE

DATE: SEPTEMBER 19, 2022



CARDARELLI
DESIGN & ARCHITECTURE, P.C.
Architecture and Planning
297 KNOLLWOOD ROAD SUITE 202
WHITE PLAINS, NY 10607
Phone: (914) 437-9554 / Fax: (914) 437-9555



BUCKINGHAM PROPERTIES

BUILDING ADDRESS
118 N BEDFORD ROAD
MOUNT KISCO, NY 10549

PROJECT TITLE PROPOSED NEW PRE-BUILT OFFICE ALTERATIONS

DRAWING TITLE
PROPOSED PLAN
3RD FLOOR
SCALE: 1/8" = 1'-0"

DWG #

SK3



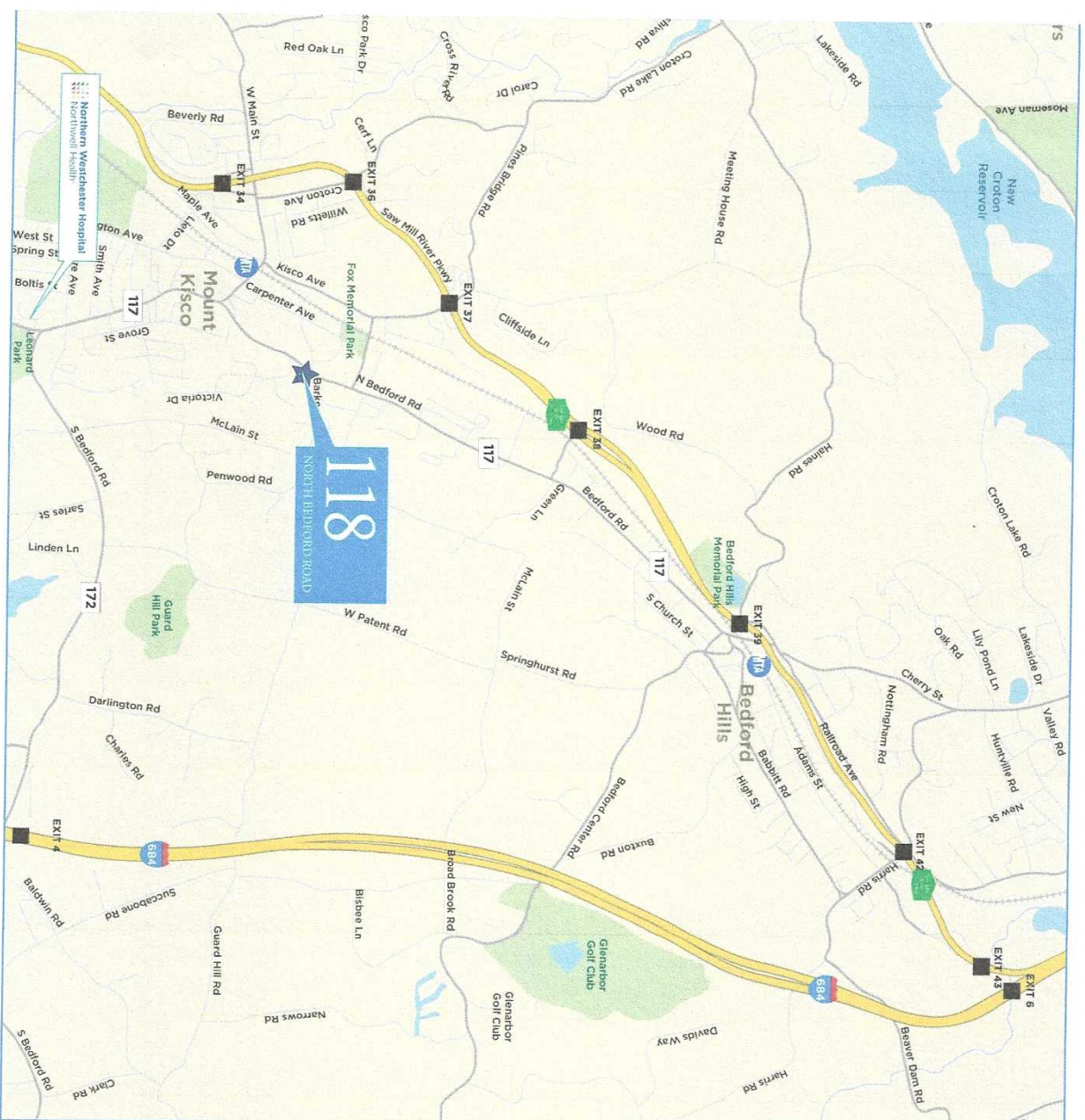
CARDARELLI
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DATE: JUNE 17, 2022

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Select Properties^{LLC}

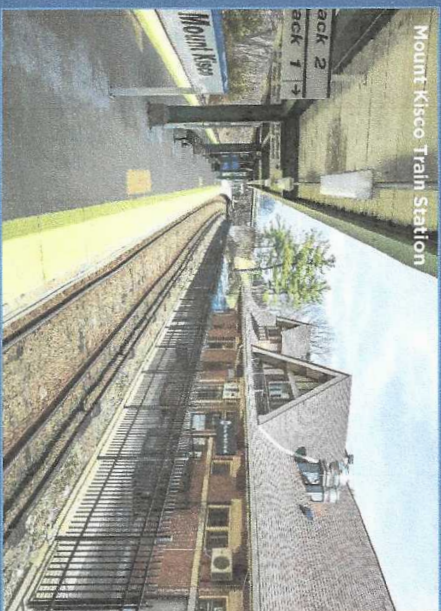
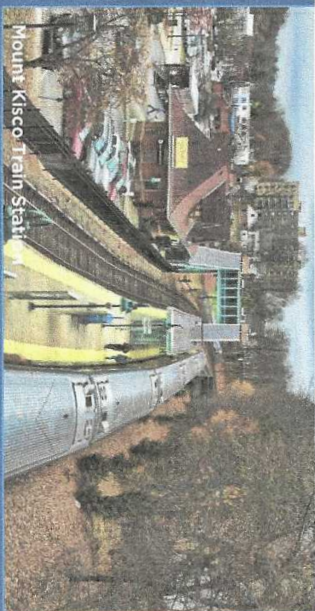
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PROXIMITY TO AMENITIES & SURROUNDING COMMUNITIES

118 North Bedford Road is situated within the business district of the Village of Mount Kisco, home to a large concentration of businesses, highlighted by Northern Westchester Hospital, a major driver for local activity (1,200+ employees), and a premier destination for fine dining, shopping (national retailers and one-of-a-kind boutiques), and entertainment. A complementary mix of nationally recognized retailers are located along the North Bedford Road/Route 117 Corridor and include, but are not limited to, Target, A&P, Starbucks, Applebee's, ShopRite, CVS, Panera Bread, Staples, FedEx, Petco and Kohls. The presence of these retailers provides tenants with a significant amenity base within a 2.5-mile radius.

The Property's prime location is within 3 minutes of three exits of the Saw Mill River Parkway and approximately 5 minutes from the crossroads of the parkway and Interstate 684—two of Northern Westchester County's primary commuter arteries. These roadways conveniently link 118 North Bedford Road to the surrounding communities, a highly educated labor base and employment centers in both Westchester and Fairfield Counties (<10 miles from the Connecticut border).



In addition to an extensive road system, the county is serviced by the Metro-North Railroad, which provides commuter rail service to and from New York City. The entire county is easily accessible via the use of one of the three Metro-North rail lines: the New Haven line, the Hudson line, or the Harlem line. The Property is located 0.5 miles from the Mount Kisco Train Station, which provides peak hour service on the Harlem line to Midtown Manhattan in approximately 56 minutes. Additionally, there is a Bee-Line bus stop located at the station.

Westchester County Airport, located 12.5 miles south of the Property, has one of the largest based corporate fleets in the U.S. and includes non-stop commercial services to 10 major cities. In addition, the Property is within an hour's drive to La Guardia Airport (39.5 miles), JFK International Airport (46.5 miles) and Newark Liberty International Airport in New Jersey (54.1 miles).

Metro-North Map | Commuting Times to Midtown Manhattan

