

29 WELLS AVENUE YONKERS, NY

MODERN PRE-BUILT OFFICE SUITES IN THE HEART OF YONKERS

RM FRIEDLAND

WALK TO TRAIN | ROOFTOP ACCESS | ON-SITE PARKING | FLEXIBLE TERMS

Available Space

Floor	SF	Notes
Fifth	6,500 SF + Roof Deck Access	Pre-built
Fourth	23,500 SF + 6,500 SF Mezzanine	Pre-built



Building Features

- Parking ratio = 2 spaces per 1,000 SF, plus 12 reserved spots for executives
- Freight elevator access
- Abundant natural light
- Contemporary finishes



Move-in ready layouts designed for tech, creative, and traditional office users



A Rooftop Deck Like No Other

Tenants have access to an exclusive rooftop deck with sweeping views of the Hudson River— perfect for outdoor meetings, breaks, or private events.



Workspace Features

- Private Offices
- Conference Rooms
- Open-Plan Workspace
- Breakout Zones

Shared Areas

- 2 Kitchens
- Lounges
- Mother's Room
- Phone Rooms
- Showers
- Print/Copy Stations

Security & Access

- 24/7 Secure Access
- On-Site Management
- Staffed Security

Building Systems

- Upgraded HVAC and infrastructure

Hollywood on the Hudson

- Adjacent To Lionsgate Studios
- Excellent Positioning & Branding Opportunity
- Yonkers Revitalization Neighborhood
- Business-Friendly Incentives & Community
- Economic & Workforce Benefits

"Yonkers isn't just making movies; we're making history."

—Yonkers Mayor Mike Spano



Market Work Letter Available

Event/Expansion Space | Former Mindspark Space

The Hub – a dynamic second-floor space formerly home to Mindspark – may be available for tenant events and/or expansion. This creative environment is ideal for hosted functions, company meetings, or future office growth.

Details available upon tour



Flexible Event or Expansion Space

Imagine The Possibilities

Building 4, Floor 4

Open Plan Workspaces



Multi-level Workspaces



Natural Lighting



Break Area



Building 4, Floor 4

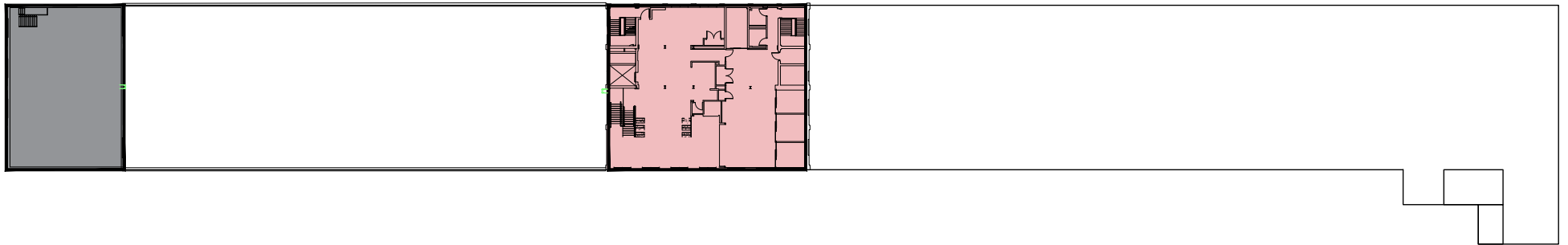
Floor Plan



23,500 SF + 6,500 SF Mezzanine

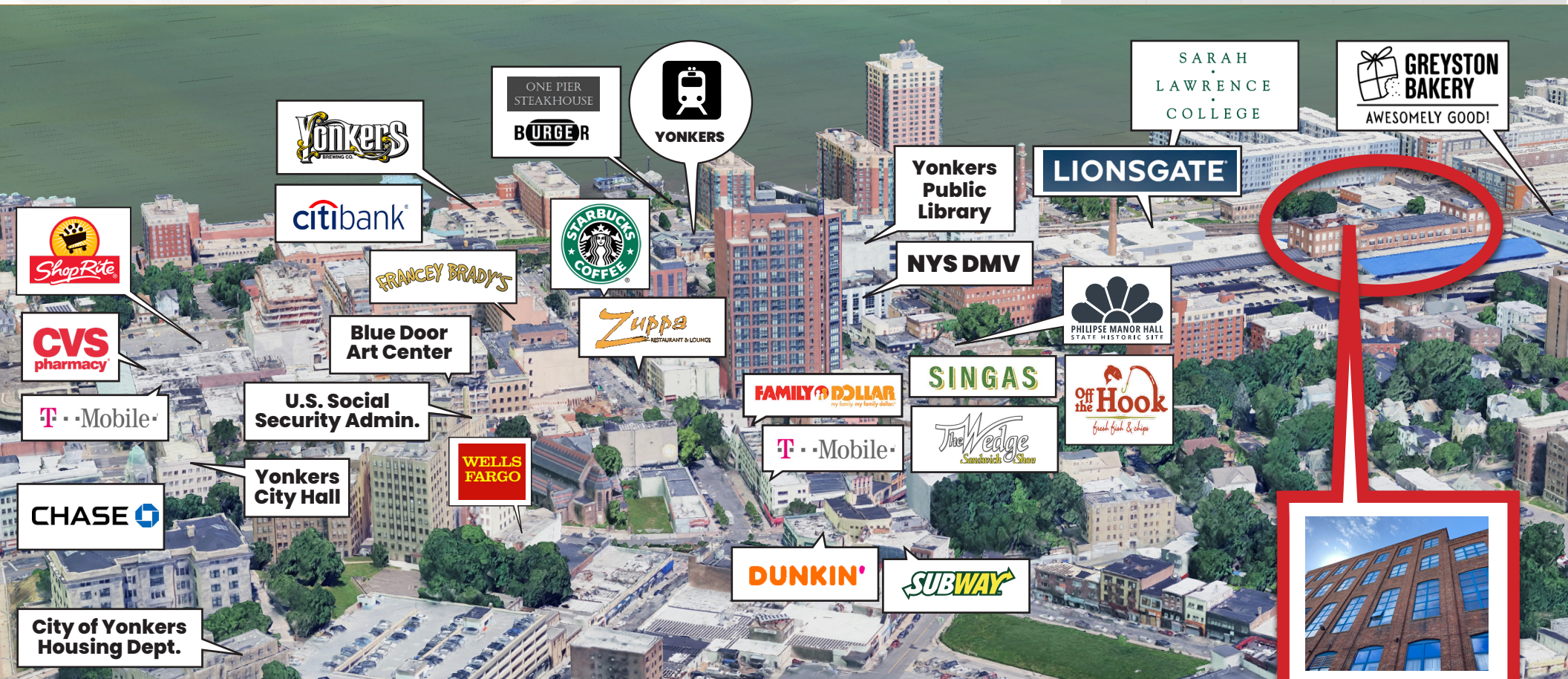
Building 4, Floor 5

Floor Plan



6,500 SF (pre-built)

Neighborhood Map



4-MINUTE WALK TO YONKERS METRO-NORTH STATION
JUST 20 MINUTES TO GRAND CENTRAL TERMINAL

Area Map

EASY ACCESS TO I-87, SAW MILL, CROSS COUNTY, AND SPRAIN BROOK PARKWAYS



Transportation



1 min Drive
(0.2 miles)



7 min Drive
(1.5 miles)



9 min Drive
(1.8 miles)



11 min Drive
(3.3 miles)



14 min Drive
(4.1 miles)



15 min Drive
(4.8 miles)



15 min Drive
(5.7 miles)



24 min Drive
(8.1 miles)

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