

Houlihan and O'Malley Real Estate Services Inc.

141 Parkway Road, Bronxville, NY 10708

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Exclusive Broker

3,220 SQ. FT. OF PRIME RETAIL or OFFICE SPACE ON 1 Pier Pointe, Yonkers, New York

ADDRESS: 1 Pier Pointe, Yonkers, New York

LOCATION: Yonkers Waterfront

DESCRIPTION: 3,220 sq.ft of grade level space

ZONING: PDR (Planned Development or Redevelopment), allowable uses are: general retail, office and medical, subject to approval.

RENTAL: \$25.00 SF or \$6,710 per month

TAXES & CAM: To Pay Increase over the base year

TERM: 5 year term

UTILITIES: Tenant to pay for all utilities

SECURITY: 2 Months

GUARANTY: Good Guy Clause to be defined in lease

PARKING: Premise comes with 6 parking spots. (Additional Spaces are Available at an extra charge)

COMMENTS: New Construction. Beautiful location along the Hudson River. Join exciting new water front development.

CONTACT: Gerry Houlihan 914-961-4840

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