



FOR SALE OR LEASE | **Medical Office Campus Adjacent to St. John's Riverside Hospital**

Cushman & Wakefield's Capital Markets Group is pleased to present for sale or lease 1010 North Broadway in Yonkers, New York.

1010 North Broadway is comprised of a 10,385± SF two-story Tudor-style medical office building and a separate 2,070± SF single-story carriage house situated directly across the street from St. John's Riverside Hospital. The property, which is currently occupied by Mount Sinai Doctors Riverside Medical Group, will be delivered vacant.

The Office Buildings & Research Labs zoning, subject to satisfying parking requirements, allows for a total of approximately 58,000 SF to be built on the site with a maximum of three stories.

1010 North Broadway's ideal location within the Greystone neighborhood of northwest Yonkers provides it with excellent roadway access to the five major highways that give Yonkers the best north-south and east-west connections in the northern suburbs—Interstate 87 and the Saw Mill River, Sprain Brook, Cross County and Bronx River Parkways. 1010 North Broadway is also conveniently located only 2 minutes from the Greystone Metro-North Train Station (32-minute ride to Grand Central Terminal). This regional accessibility makes the Property highly accessible to the neighborhoods that reside nearby and convenience to countless complementary businesses and services.

# 1010 NORTH BROADWAY

Yonkers, New York

<b>Property Address</b>	1010 North Broadway, Yonkers, NY 10701	
<b>Building RSF</b>	Main Building	10,385± SF
	Carriage House	2,070± SF
	<b>Total</b>	<b>12,455± SF</b>
<b>Stories</b>	Main Building	2 Stories
	Carriage House	1 Story
<b>Parking</b>	Covered	6 Spaces
	Surface	56 Spaces
	<b>Total</b>	<b>62 Spaces</b>
<b>Site Area / Zoning</b>	1.67± acres / OL District—Office Buildings & Research Labs	



For more information, please contact:

**AL MIRIN** (203) 326 5822  
al.mirin@cushwake.com

**KATE SCHWARTZ** (203) 326 5804  
kate.schwartz@cushwake.com

**MATTHEW TORRANCE** (203) 326 5838  
matthew.torrance@cushwake.com

**BILL EISENHUT** (914) 305 9313  
bill.eisenhut@cushwake.com

**MATTHEW LISK** (914) 305 9303  
matthew.lisk@cushwake.com



**CAPITAL MARKETS**

107 Elm Street, 8<sup>th</sup> Floor

Stamford, CT 06902

www.cwinvestmentpropertiesgroup.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than the property offered by Cushman & Wakefield, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield. This information shall not be deemed an offer to lease, sublease or sell such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any broker. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific conditions, imposed by our principals.



# 1010 NORTH BROADWAY

Yonkers, New York

- **Owner-Occupant or Value-Add Opportunity**
- **Adjacent to St. John's Riverside Hospital**
- **Outstanding Regional Connectivity—Convenient Access to Metro-North & New York City**
- **Proximate to Prime Retail, Restaurants & Services**
- **Poised to Benefit from Significant Area Growth & Revitalization**

For more information, please contact:

**AL MIRIN** (203) 326 5822  
al.mirin@cushwake.com

**KATE SCHWARTZ** (203) 326 5804  
kate.schwartz@cushwake.com

**MATTHEW TORRANCE** (203) 326 5838  
matthew.torrance@cushwake.com

**BILL EISENHUT** (914) 305 9313  
bill.eisenhut@cushwake.com

**MATTHEW LISK** (914) 305 9303  
matthew.lisk@cushwake.com



**CAPITAL MARKETS**

107 Elm Street, 8<sup>th</sup> Floor

Stamford, CT 06902

[www.cwinvestmentpropertiesgroup.com](http://www.cwinvestmentpropertiesgroup.com)

The depiction in the included photograph of any person, entity, sign, logo or property, other than the property offered by Cushman & Wakefield, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield. This information shall not be deemed an offer to lease, sublease or sell such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any broker. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific conditions, imposed by our principals.