



For lease

503 Grasslands Road, Valhalla
26,000 SF Medical Space



JLL

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Lang LaSalle Brokerage, Inc.

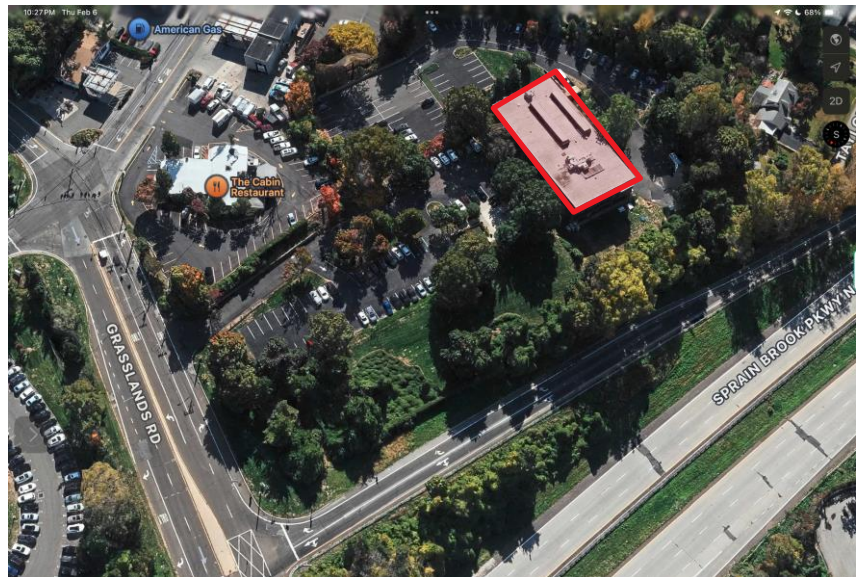
Property Overview

Building features

- Adjacent to Westchester Medical Center, The New York Medical College & Blythedale Children's Hospital
- Private Entry
- 24/7 building access
- Plentiful parking
- Direct Access to major highways
 - (I-287) Cross Westchester Expressway
 - (I-87) NYS Thruway
 - Saw Mill River Parkway
 - Sprain Brook Parkway
 - Bronx River Parkway

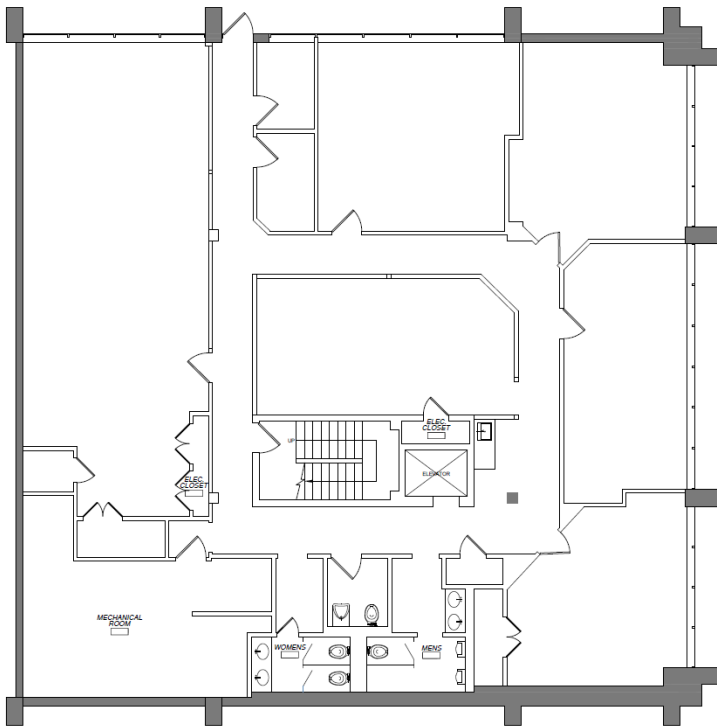
Incomparable Medical Space

Custom designed to maximize exam rooms & patient/staff flow

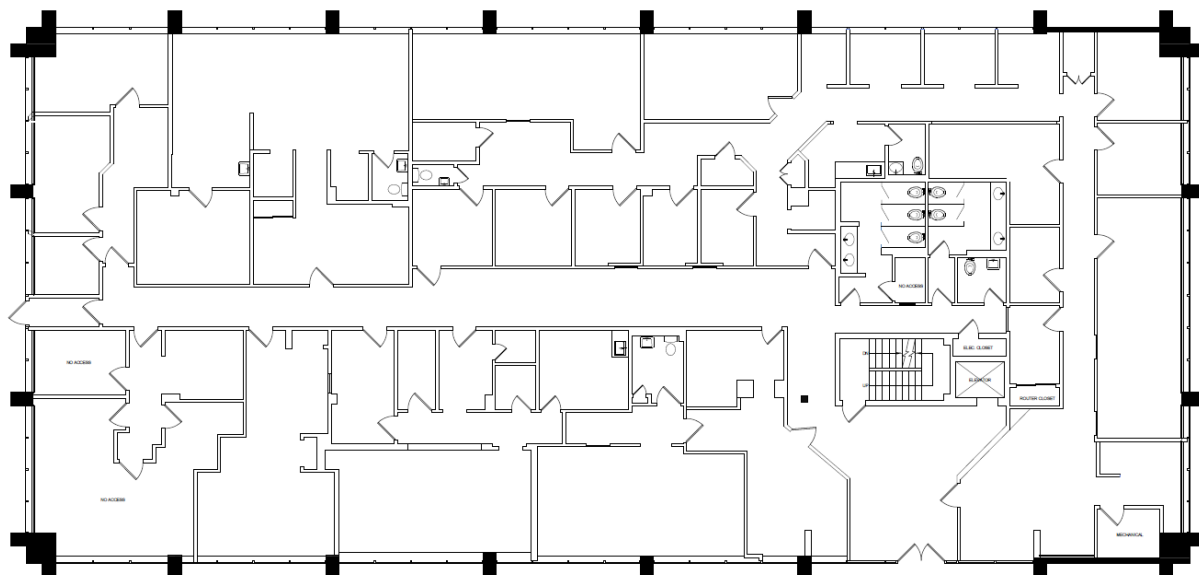


Floorplans

Entire Lower Level
3,800 RSF



Entire 1st Floor
11,100 RSF



Floorplans

Entire 2nd Floor

11,100 RSF

(7,400 SF & 3,600 SF divisible)



Current Configuration

- Full medical floor with multiple practices
- 24 exams rooms , 11 offices/conference rooms
- 2 separate waiting room and reception area
- Abundant storage space,
- Administration offices and staff lounge
- Private bathrooms
- HVAC controlled by tenant
- Separate utilities
- Separate entrance
- 24-hour access
- Skylights galore for natural sunlight
- Kitchenette
- Elevator access
- Ample on-site parking

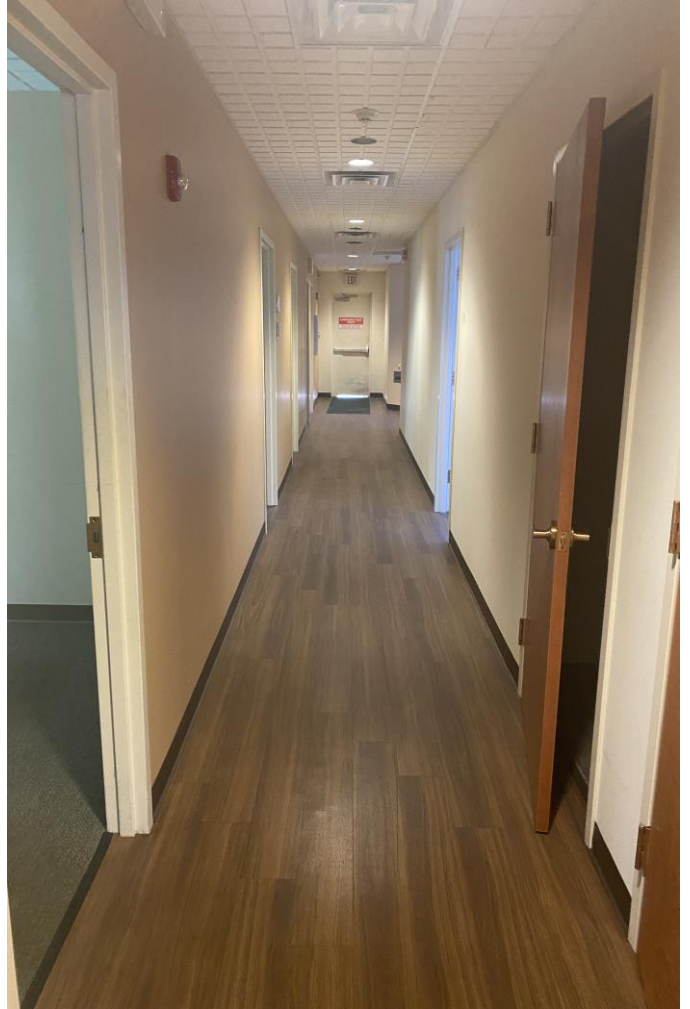
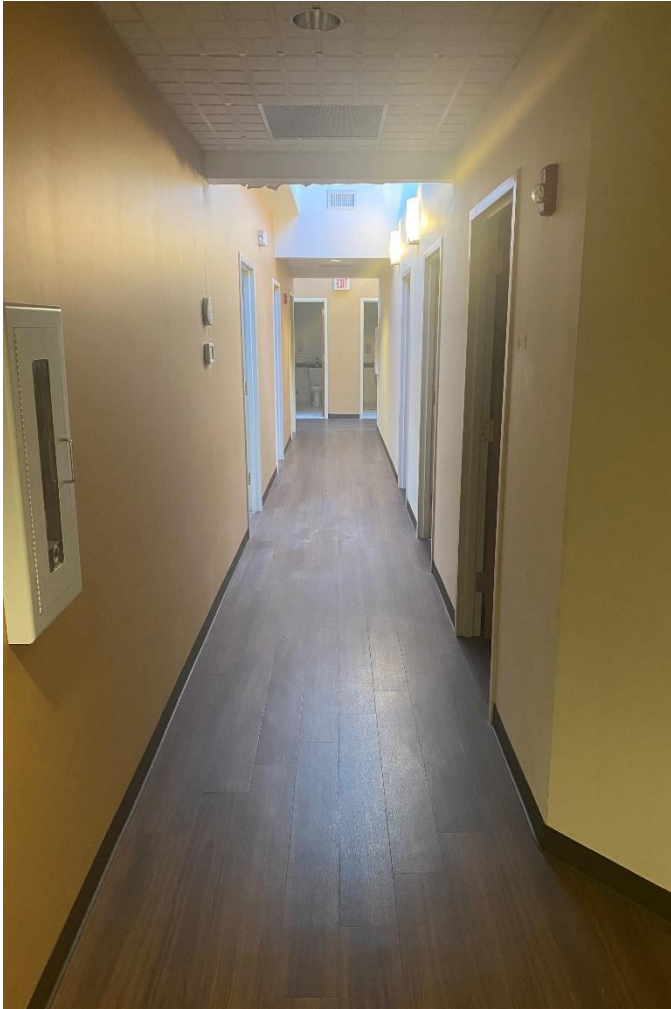
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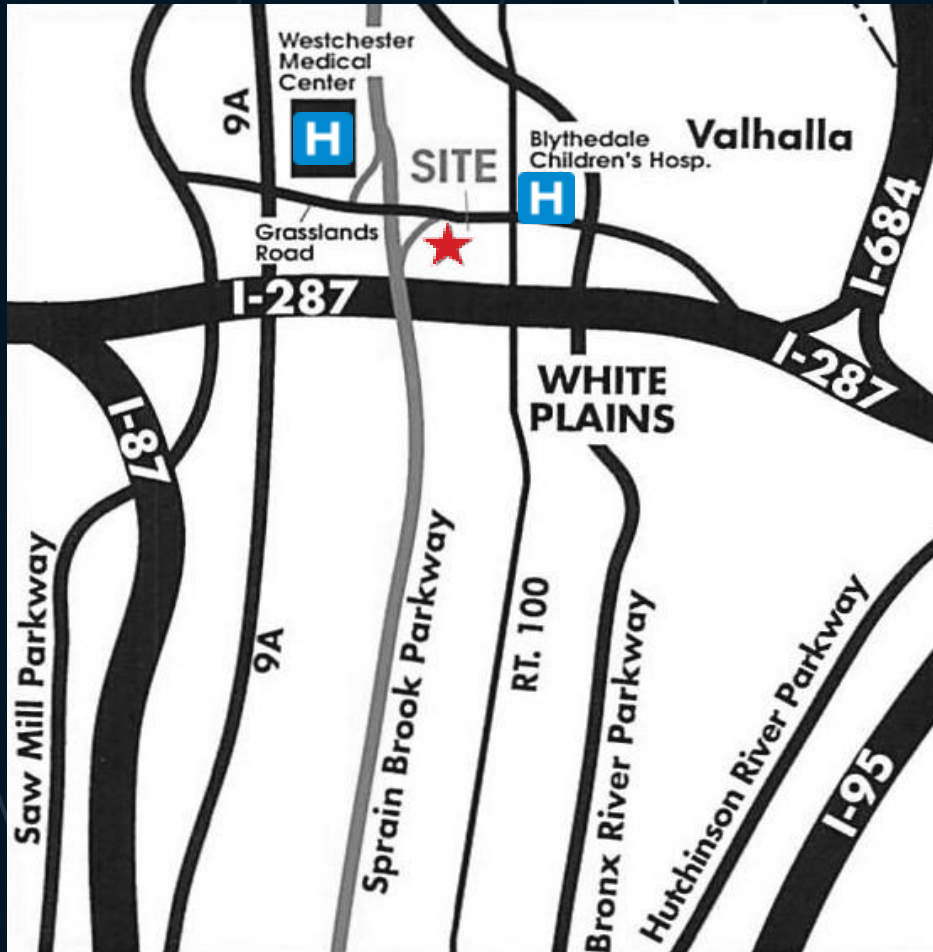
Exam rooms

11

Offices

2nd floor medical space





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