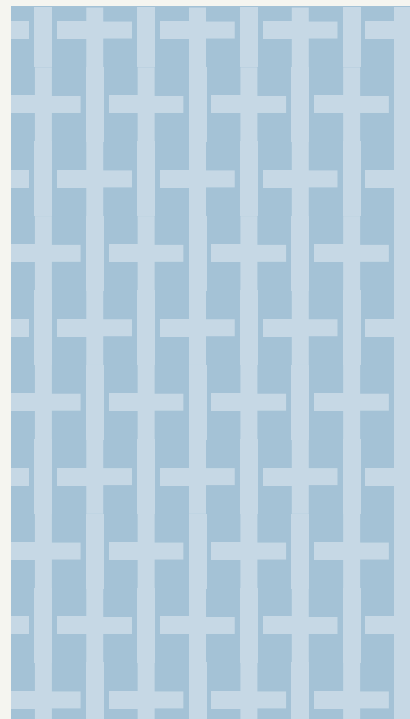




HARRISON HEALTH
PAVILION

550 & 600 MAMARONECK AVE, HARRISON, NY

MEDICAL SPACES
TO GROW YOUR PRACTICE



MAMARONECK AVENUE'S PREMIER 2-BUILDING MEDICAL PARK,
CURRENTLY UNDERGOING A \$6M+ CAPITAL
IMPROVEMENTS CAMPAIGN

WELCOME TO HARRISON HEALTH PAVILION

at 550 & 600 Mamaroneck Avenue in beautiful Mamaroneck, New York.

This centrally located medical park is currently undergoing a \$6M+ capital improvements campaign to enhance both tenant and visitor experiences throughout the common areas.

Nestled among Westchester County’s picturesque towns and just 23 miles from Manhattan, Harrison Medical Pavilion offers convenient access for patient population. With Westchester County’s numerous major medical systems and hospitals nearby, these buildings provide a prime location for practices to grow and thrive.



	550 Mamaroneck Specs	600 Mamaroneck Specs
Building size	113,603 SF	120,200 SF
Typical floor	22,720 SF	24,040 SF
Stories	5	5
Year renovated	2024 - 2025	2024 - 2025
Elevators	2	2
Parking ratio	4/1,000 SF	4/1,000 SF



UNDERGOING A \$6M+ CAPITAL IMPROVEMENT CAMPAIGN

10-minute Drive
from 3 towns offering
copious amenities

Centrally located
to White Plains Hospital, NY
Presbyterian, Greenwich Hospital
and Westchester Medical Center

Maximize your
practice
with suites and full
floors available

Landlord
with a track record for
excellent medical buildings
throughout the US

CAPITAL IMPROVEMENTS TO BOTH BUILDINGS IN HARRISON HEALTH PAVILION INCLUDE:

Phase 1 – Completed in 2024

Elevator
modernization

Chiller/cooling tower
replacement

Lobby and first
floor restroom
renovations

Replaced
dampers

BMS installation

Phase 2 – In Progress, expected Q4 2025

Boiler
replacement

New canopy entries with
enhanced drive-up area

Mechanical updates
and replacement

Landscaping
updates

Seal coat
and stripe
parking lots



Exterior canopy rendering

+ YOUR PRACTICE, REIMAGINED

Visualizing the ideal environment for your healthcare practice

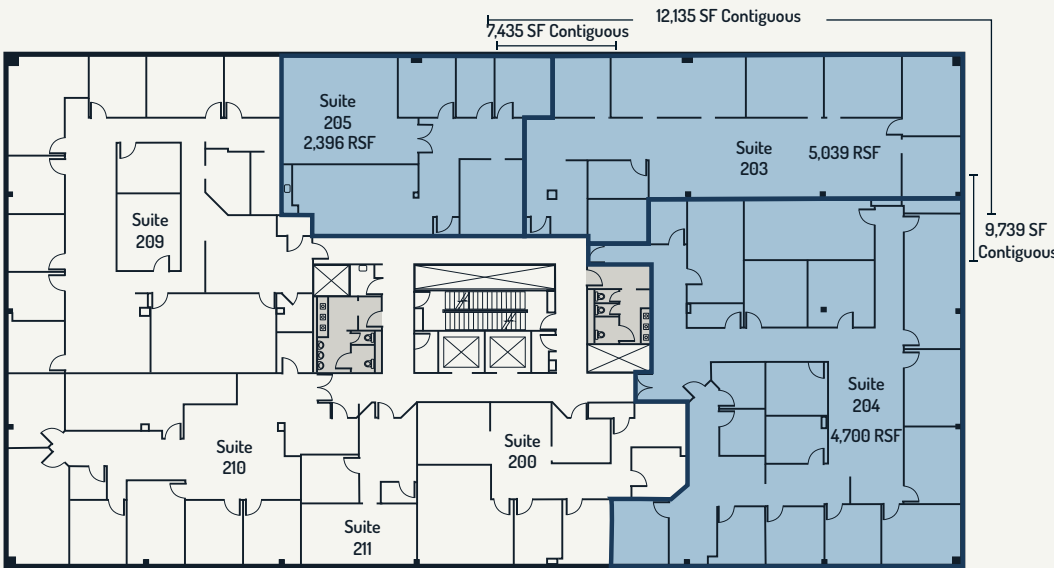


+ SCALE YOUR SPACE WHILE SCALING YOUR PRACTICE

A range of availabilities from suites to full floors

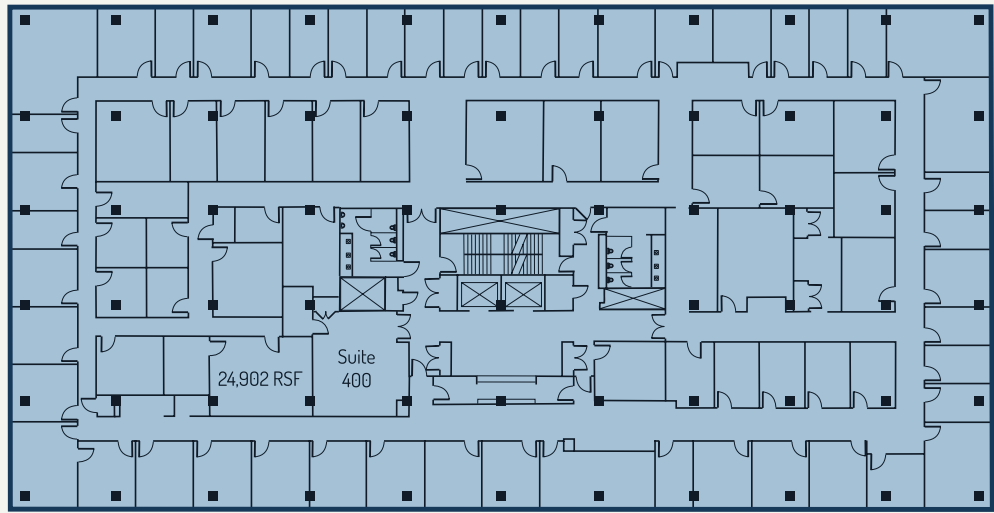
QR code to website will go here.

Building 550 Sample Floor Plan | 22,720 SF



- 550 Mamaroneck Availabilities**
- Floor 2**
Suite 203 - 5,039 SF
Suite 204 - 4,700 SF
Suite 205 - 2,396 SF
- Floor 4**
Suite 401 - 3,700 SF
Suite 402 - 3,311 SF
Suite 405 - 2,278 SF
- Floor 5**
Suite 510A - 6,935 SF

Building 600 Sample Floor Plan | 24,902 SF



- 600 Mamaroneck Availabilities**
- Floor 1**
Suite 103 - 2,474 SF
Suite 108 - 1,268 SF
Suite 110 - 4,321 SF
- Floor 5**
Full floor - 24,040 SF





HARRISON HEALTH PAVILION

550 & 600 MAMARONECK AVE, HARRISON, NY



FOR MORE INFORMATION AND TO ARRANGE A PRIVATE TOUR:

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