



64,353 SF Medical Office Available

421

Boston Post Road

The medical office of the future
New construction



WELCOME

to the medical office of the future

421 Boston Post Road

It's surrounded by six major hospitals and an expanding local patient population. It's a short distance from multiple interstates and public transportation hubs. And it's walking distance from the Gateway Shopping Center's fantastic retail, eating and fitness amenities.

The medical office of the future is a state-of-the-art newbuild that's been designed to fit the needs of multiple specialities. It's in Westchester County, in the Village of Portchester, on Interstate 287, at the eastern end of the brand-new medical corridor.

And it's waiting to welcome you today.

Development Attributes



New construction



Multi specialty



Adjacent to premier shopping, dining, and leading big box and grocery stores



Ample parking



Location attributes:
I-95, I 287, US 1 and proximity to 6 major hospitals



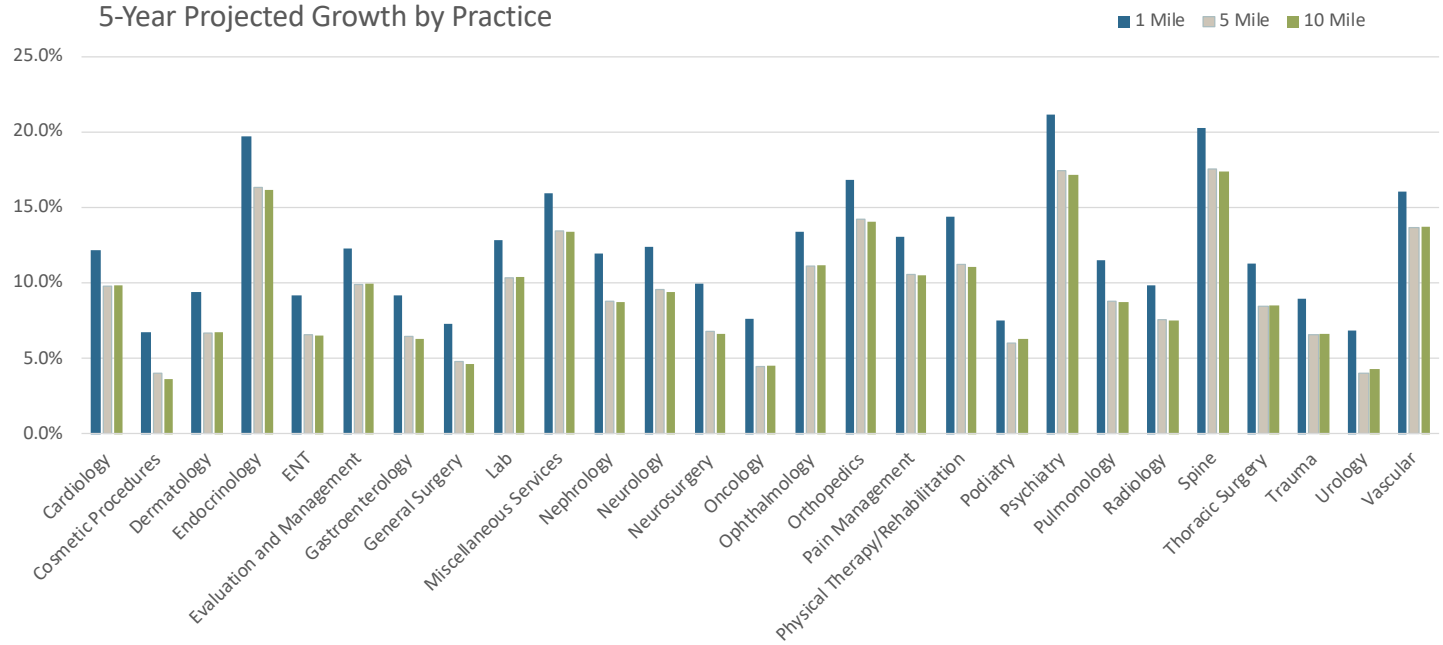
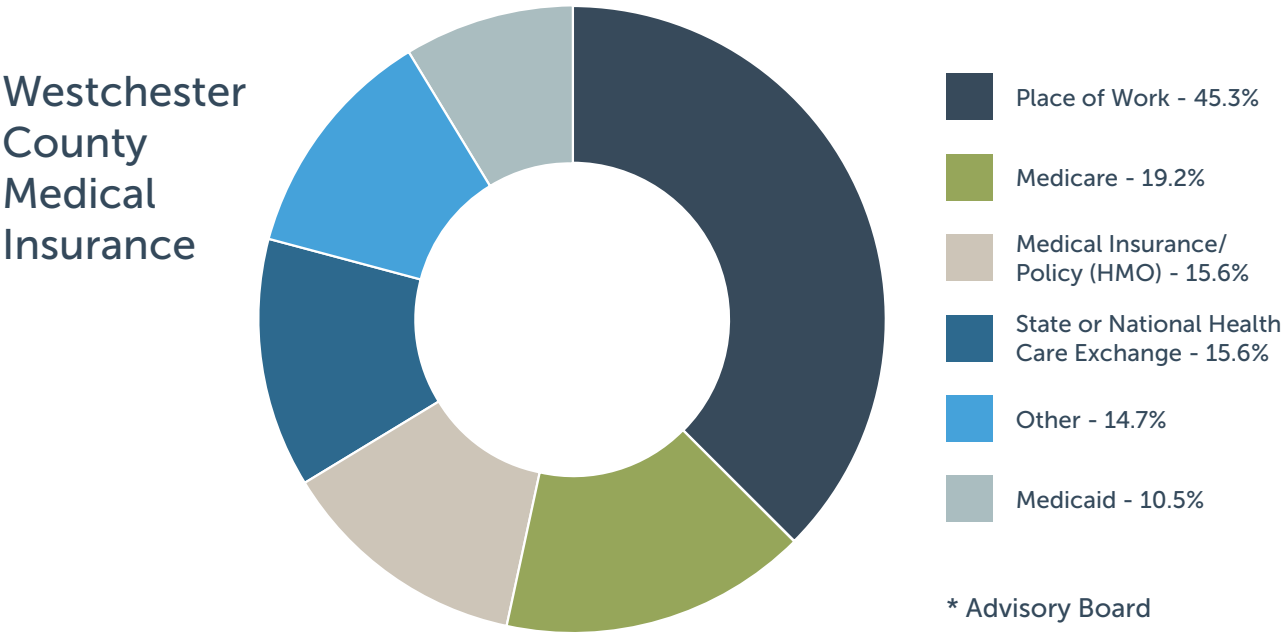
Accelerated timeline to delivery



Westchester County
Medical Insurance

Health Care Industry Growth

2032 Projected growth by practice

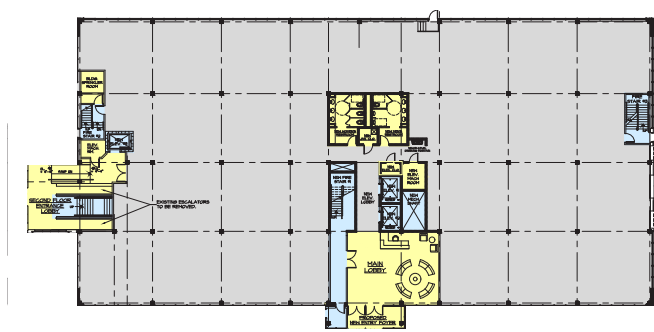


Area Demographics + Hospital Proximity

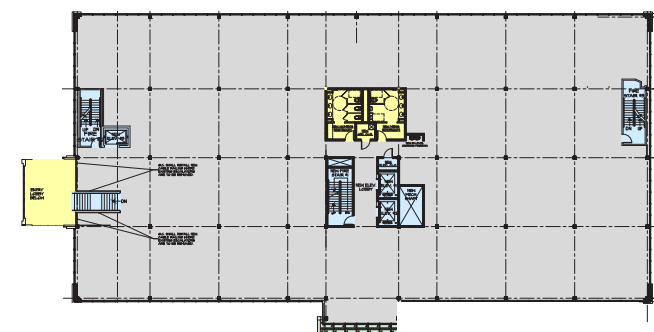


Floor Plans

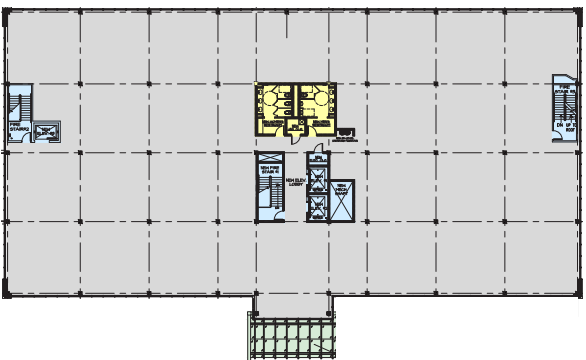
Proposed Single-Tenant



Floor 1 | 21,451 SF



Floor 2 | 21,451 SF



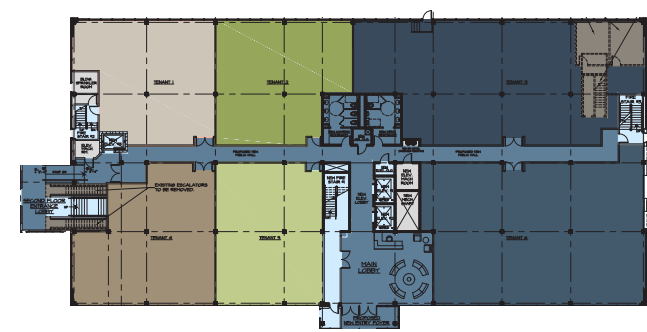
Floor 3 | 21,451 SF

Building Specs

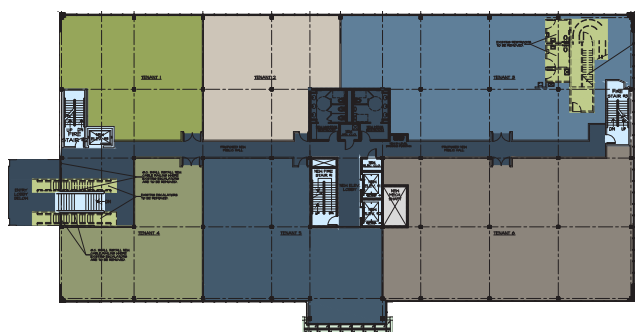
Gross rentable area	64,353 SF
Building height	3 stories
Construction type	II-B
Floor plate areas	First Floor - 21,451 Gross SF Second Floor - 21,451 Gross SF Third Floor - 21,451 Gross SF
Floor heights (slab to slab)	13'
Columns	24' x 24'
Elevators	3 elevators
Parking	400+
HVAC	Build-to-Suit
Electric	120/208V-3000Amp / Parallel 1000kVA Utility Transformers
Telecom	Verizon
Generator	Available PAD site
Fire safety	Fully sprinklered Building

Floor Plans

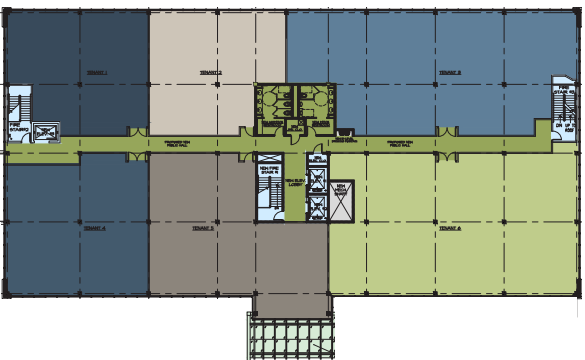
Proposed Multi-Tenant



Floor 1



Floor 2



Floor 3





Boston Post Road



Main Lobby

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