

# Mount Vernon, NY

# OFFICE FOR LEASE

## 559 Gramatan Avenue

### TURNKEY OFFICE



#### AVAILABLE:

1,340 SF Second Floor Office } Can Be Combined to  
1,640 SF Second Floor Office } 3,210 RSF

#### CO-TENANTS:

Fleetwood Bakery Shop, Mazzy's Sports Bar, Four Seasons Real Estate, Professional Physical Therapy, The Caring Tree Childcare, Retina Consultants of Westchester, and Fancy Feet Dance Studio

#### NEIGHBORING RETAILERS:

New York Presbyterian/Lawrence Hospital, CVS, United States Postal Service, AppleMed Urgent Care, Good Neighbor Pharmacy, Chase, Bank of America, StateFarm and many more

#### ADDITIONAL INFORMATION:

- 16,532 GLA Neighborhood Retail/Office Building
- Located in the Heart of Fleetwood
- Dedicated Lobby with ADA Elevator
- Multiple Parking Options including a Municipal Parking Garage with Hourly and Monthly Parking Available)

#### MODIFIED GROSS RENT:

Call for Details

**For More Information,  
Please Contact:**

**914-237-3400**

**Karnit Mosberg – Ext. 110**

**516-782-5595 (Cell)**

**Karnit@RoyalPropertiesInc.com**

**David Landes – Ext. 104**

**David@RoyalPropertiesInc.com**

OWNED & MANAGED BY  
**SIMONE**<sup>®</sup>  
DEVELOPMENT COMPANIES



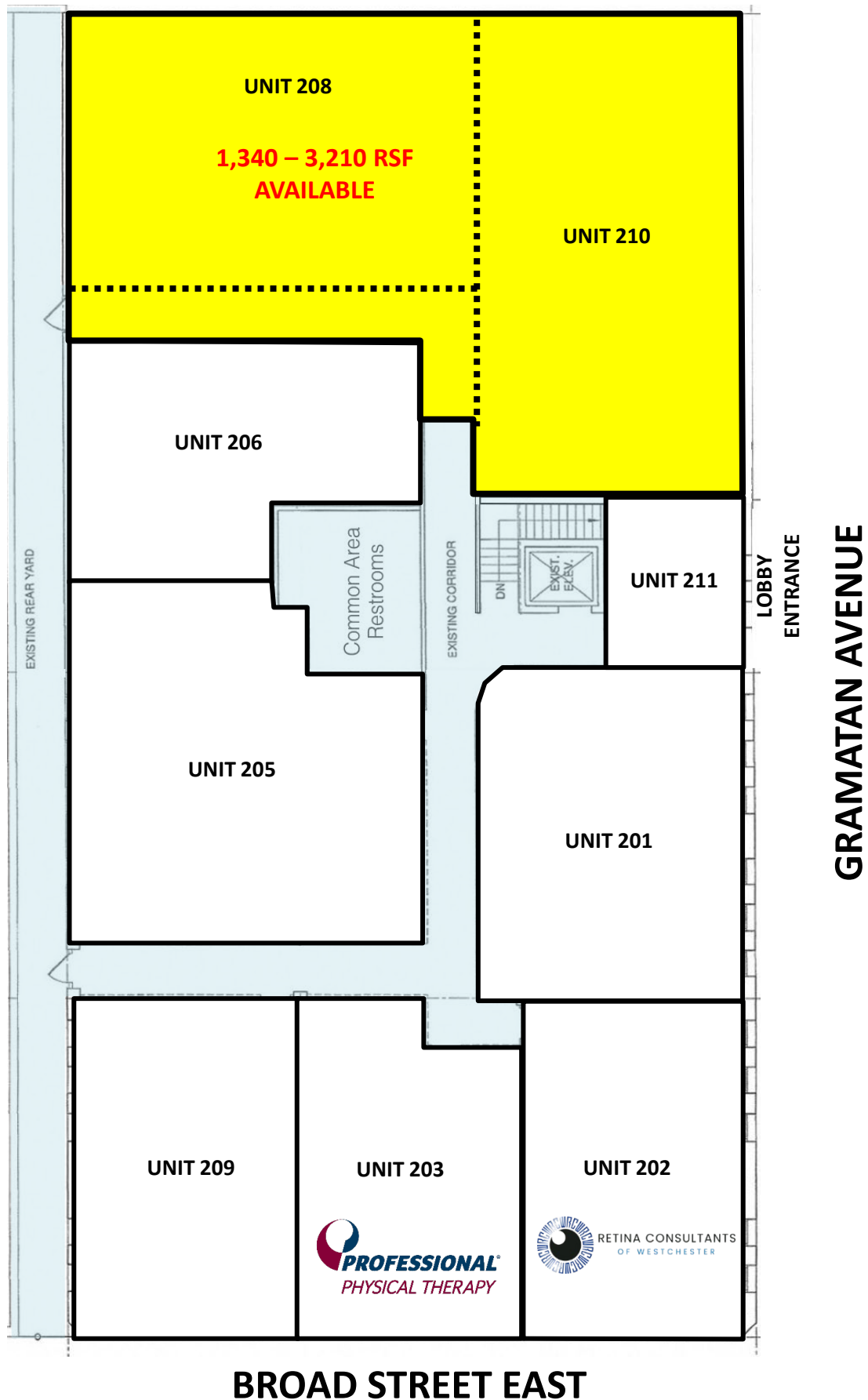
**ROYAL**  
PROPERTIES

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

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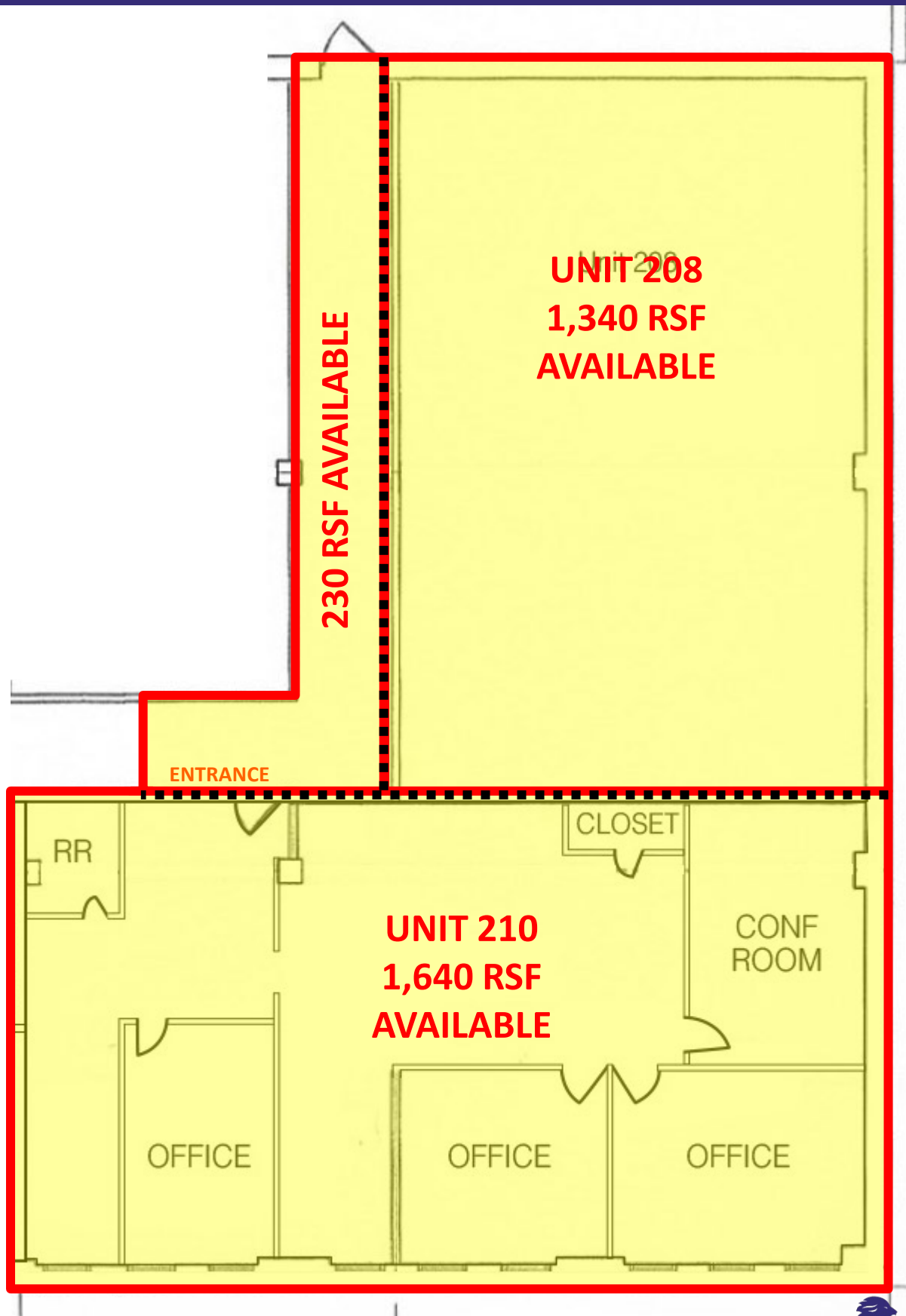
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**FLEETWOOD PLAZA**

**CVS**  
**DUNKIN'**  
Sylvan Learning  
**SUBWAY**  
The UPS Store  
Hair Dimension Salons

*Joe's Fleetwood*  
Restaurant Pizzeria & Catering

**BANK OF AMERICA**

**H&R BLOCK**  
**State Farm**  
MAGGIE SPILLANE'S ALE HOUSE

**559 GRAMATAN AVE SITE**

**Mazzy's**  
Sports Bar & Grill

**PROFESSIONAL**  
PHYSICAL THERAPY

RETINA CONSULTANTS OF WESTCHESTER

*Fleetwood Pastry Shop*

The Caring Tree  
Child Care

**MTA Metro-North Railroad**  
FLEETWOOD STATION

42 BROAD FLEETWOOD

**9ROUND**  
30 MIN KICKBOX FITNESS

**NewYork-Presbyterian**  
Lawrence Hospital

**CHASE**

**CVS**

**UNITED STATES POSTAL SERVICE**

**Capital One**

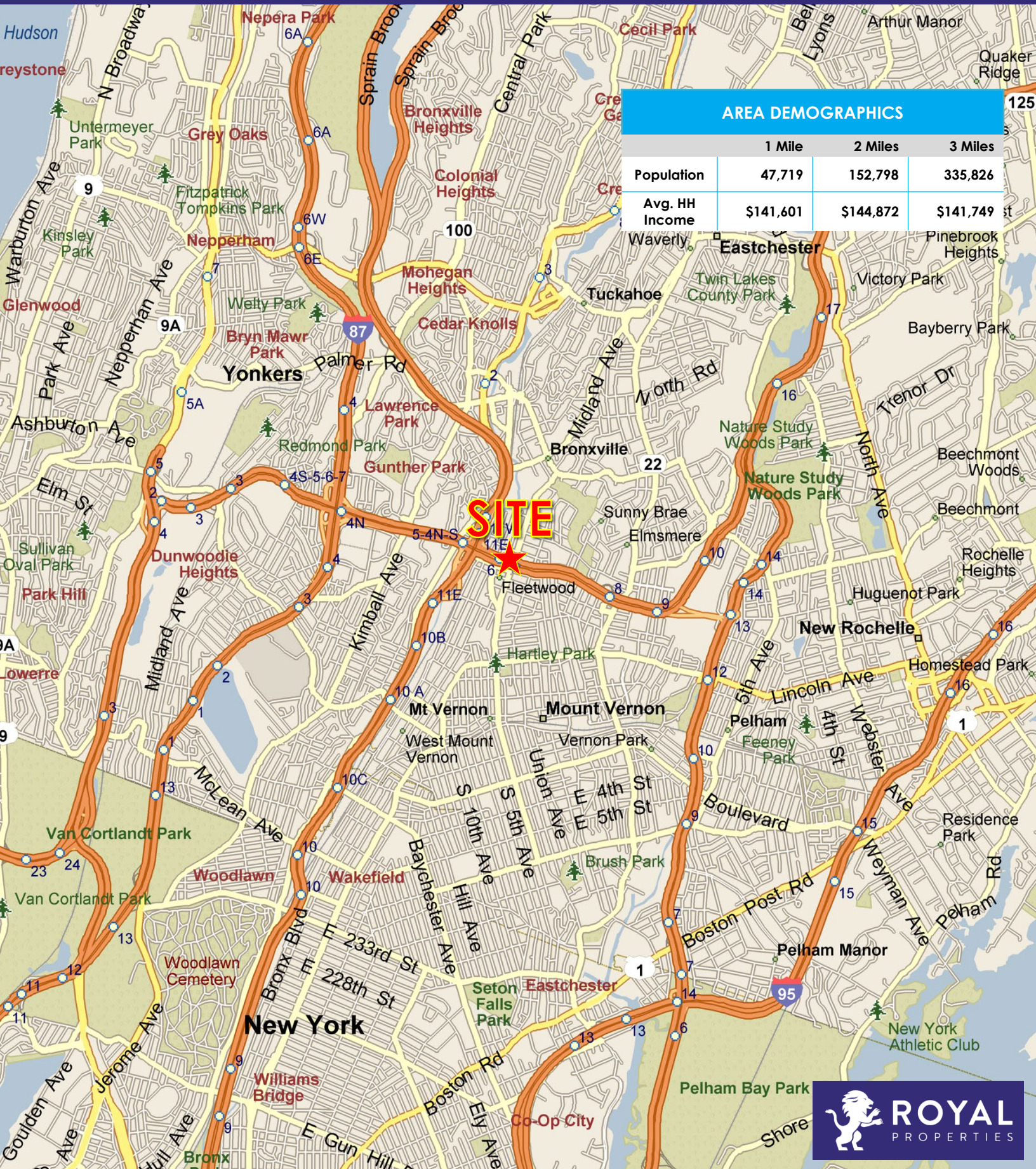
**AppleMed**  
Urgent Care

**GOOD NEIGHBOR PHARMACY**



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### AREA DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	47,719	152,798	335,826
Avg. HH Income	\$141,601	\$144,872	\$141,749

