



125 NORTH MAIN STREET

Port Chester, New York

DOWNTOWN PORT CHESTER CREATIVE OFFICE SUITES

AVAILABILITIES:	2nd Floor Office	1,275 - 2,550 SF	LEASED
	3rd Floor Office	1,275 - 2,550 SF	LEASED
	4th Floor Office	640 SF	
	5th Floor Office	1,275 - 2,000 SF	

ASKING RENT: Upon Request

POSSESSION: Immediate

PROPERTY INFORMATION

- Newly renovated building with creative office suites and lofts
- Located one block from Port Chester train station
- Central Downtown location, within walking distance of restaurants, shops and banks
- Two blocks from The Waterfront Shopping Mall

FOR LEASING INFORMATION:

HERNAN PROHASZKA
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LOCATION OVERVIEW



- Prime location in the heart of Downtown Port Chester
- One block from the Port Chester Train Station (53 minute train ride to NYC)
- Walk to Bartaco, Saltaire Oyster Bar & Fish House, Rye House, McShane's Bar & Restaurant, Colony Grill, Wells Fargo, Chase Bank, Walgreen's and Capitol Theatre
- One block from planned six story, [203 unit mixed-use development](#)
- Five minutes to I-95 and ten minutes to the Merritt Parkway
- 28 miles to New York City
- 15 minutes to Westchester County Airport
- Set at the midpoint of Rye, New York and Greenwich, Connecticut, Port Chester combines the charm of a vibrant waterfront community with access to the amenities and comforts of one of the wealthiest regions in the United States.

DISTANCE	POPULATION	AVG. HOUSEHOLD INCOME
1 MILE	29,342	\$99,000
3 MILES	52,879	\$129,919
5 MILES	130,603	\$165,359

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WESTCHESTER'S GOLD COAST



Westchester's Gold Coast is famous for its exceptional quality of life, top school districts, and its exciting cultural and entertainment options. Set at the midpoint of Rye, New York and Greenwich, Connecticut, Port Chester combines the charm of a vibrant waterfront community with access to the amenities and comforts of one of the wealthiest regions in the United States. Since 1999 Port Chester has undergone a substantial revitalization, emerging as one of Westchester's foremost entertainment, arts, and culinary districts on the Long Island Sound, spearheaded by the Clay Arts Center and the reopening of the Capitol Theatre where many of the nation's top musical acts have performed, including Sheryl Crow, Jackson Brown, Snoop Dogg, and Jethro Tull.

A diverse range of architectural, culinary and musical influences have shaped the landscape for what is one of the most dynamic locations in the tri-state area. With a huge influx of New York City expats seeking more space, Port Chester is poised for growth, resulting in over 2,000 apartment units in the pipeline and the redevelopment of the United Hospital site with nearly 1 million square feet of retail, hotel, office, and residential space. The result will be a continually increasing population helping to perpetuate and further diversify Port Chester's already booming entertainment scene while continually increasing the total consumer base throughout the area.

AREA DEMOGRAPHICS

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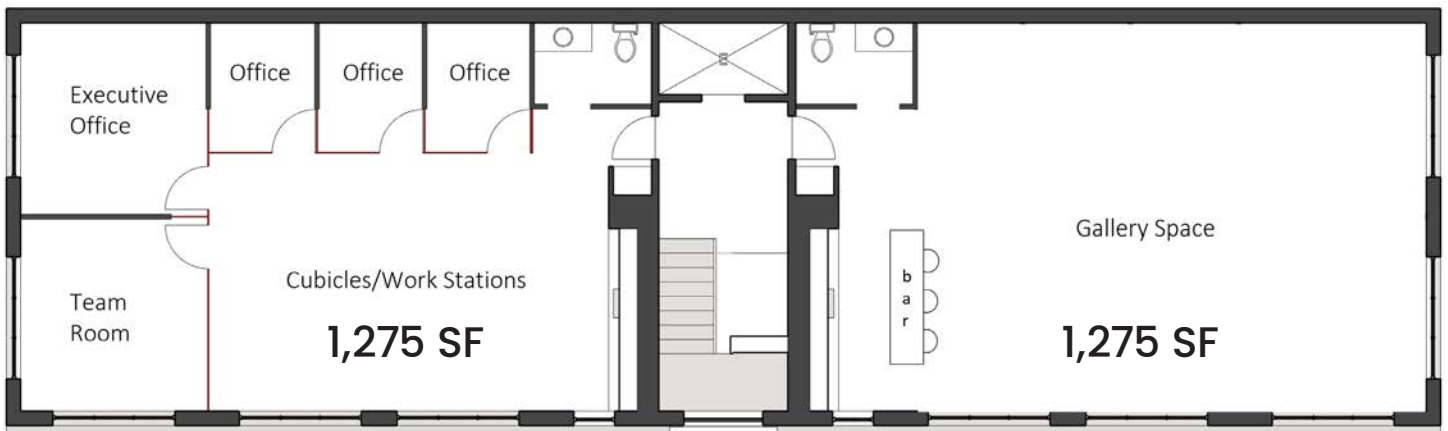
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INTERIOR PHOTOS



FLOOR PLAN

Floor Plan • 2,550 RSF



* Plan may not be to scale

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