



125 North Main Street

Port Chester, New York

Downtown Port Chester Creative Office Suites

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

ASKING RENT: \$36.00 + Electric

TERM: 5 - 10 Years

POSSESSION: Immediate

PROPERTY INFORMATION:

- Newly renovated building with creative office suites and lofts
- Building is currently 50% leased
- Located two blocks from Port Chester train station
- Central Downtown location, within walking distance of restaurants, shops and banks
- Two blocks from The Waterfront Shopping Mall
- Building signage available (+/- 12,000 SF average daily traffic count on North Main Street)

For leasing information:

Tom Ashforth
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Location Overview

125 North Main St., Port Chester, NY



- Prime location in the heart of Downtown Port Chester
- Two blocks 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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Interior Photos

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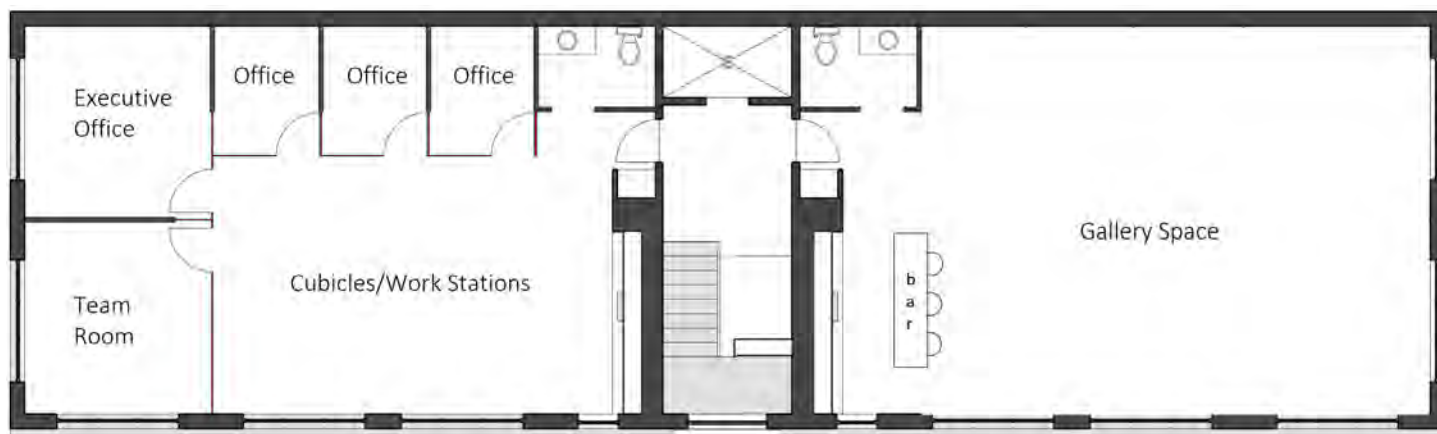
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Floor Plan

125 North Main St., Port Chester, NY

Floor Plan

2,550 RSF



* Plan may not be to scale

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