



**SCALZO**  
COMMERCIAL  
NEW DEVELOPMENT

# **135 BEDFORD ROAD**

**Armonk, NY 10504**

**For Lease**



Property Summary

135 Bedford Road  
Armonk, NY 10504



PROPERTY DESCRIPTION

5-year term with options

PROPERTY HIGHLIGHTS

- Build-Out Modification
- Occupancy - 1 Month Lead Time

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross)
Number of Units:	4
Available SF:	2,657 - 12,000 SF
Lot Size:	2 Acres
Building Size:	24,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	616	2,082	4,476
Total Population	1,696	5,701	11,897
Average HH Income	\$277,636	\$318,976	\$312,442

# Property Details

135 Bedford Road  
Armonk, NY 10504

Lease Rate	\$24.00 SF/YR
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## LOCATION INFORMATION

Street Address	135 Bedford Road
City, State, Zip	Armonk, NY 10504
County	Westchester
Market	Armonk
Cross-Streets	Maple Ave
Township	North Castle
Road Type	Highway
Market Type	Medium
Nearest Highway	I-684
Nearest Airport	Westchester Airport

## BUILDING INFORMATION

Building Size	24,000 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	2
Average Floor Size	12,000 SF
Year Built	2009
Year Last Renovated	2015
Gross Leasable Area	24,000 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1
Foundation	Masonry
Office Buildout	Office

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CB
Lot Size	2 Acres
APN #	108.03-1-44
Power	Yes

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	100

## UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Leed Certified	Yes
Landscaping	Professional





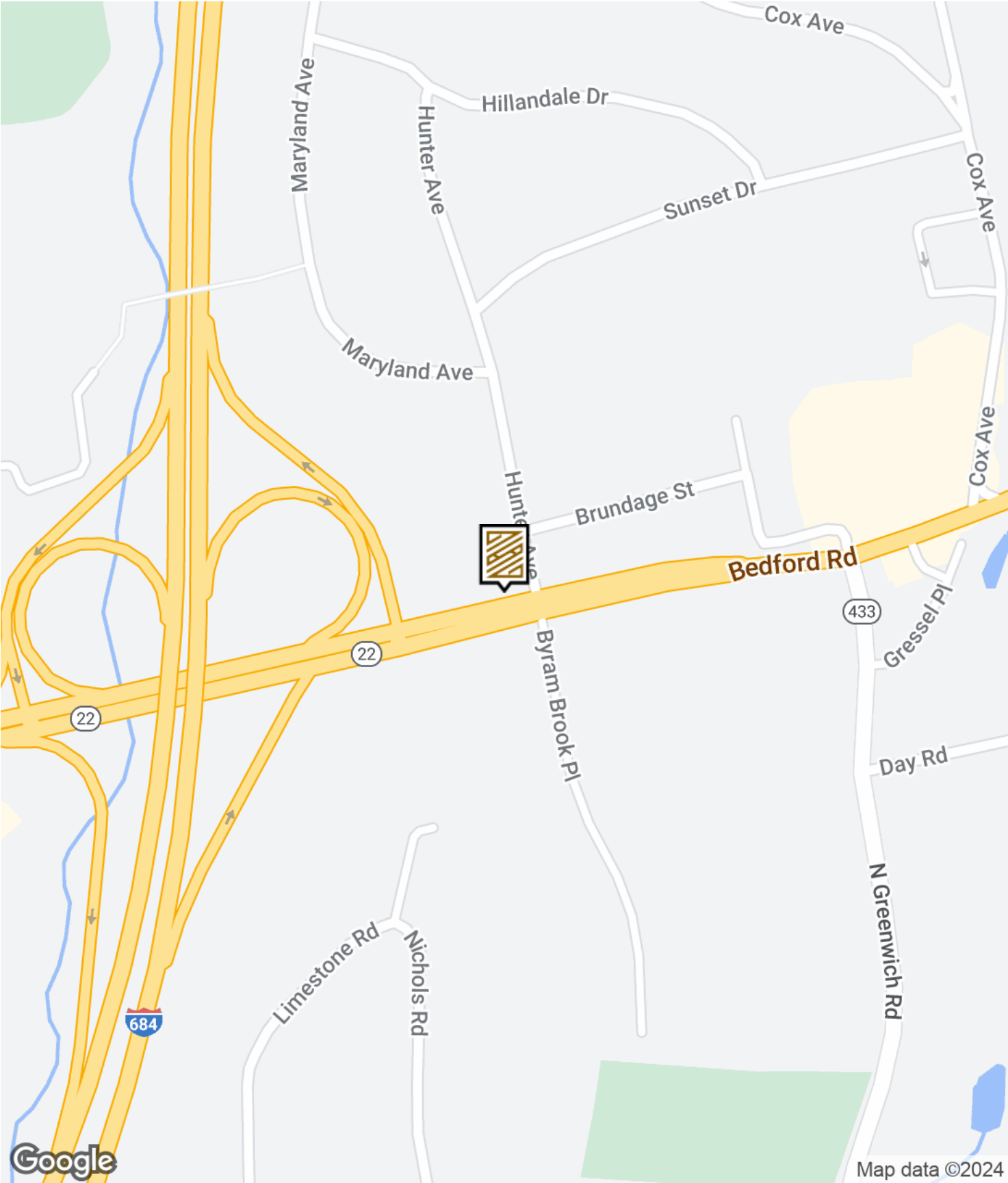
LEASE INFORMATION

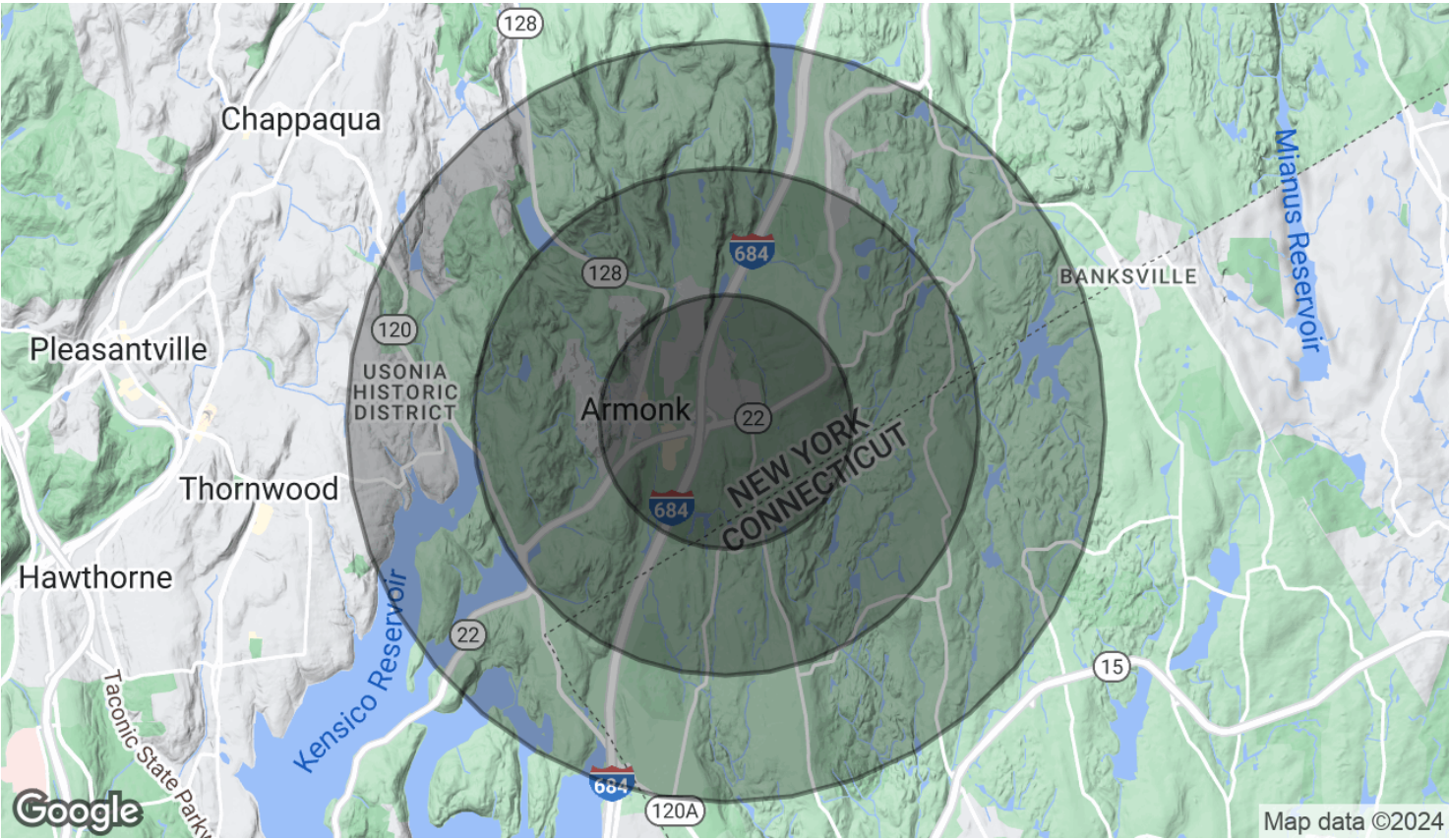
Lease Type:	Gross	Lease Term:	60 months
Total Space:	2,657 - 12,000 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	12,000 SF	Gross	\$24.00 SF/yr	-
Unit 2	Available	2,657 SF	Gross	\$24.00 SF/yr	-







POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,696	5,701	11,897
Average Age	45.5	45.6	46.1
Average Age (Male)	43.3	43.2	45.3
Average Age (Female)	45.9	45.8	46.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	616	2,082	4,476
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$277,636	\$318,976	\$312,442
Average House Value	\$1,070,132	\$1,315,543	\$1,344,365

2020 American Community Survey (ACS)

## **Agents Contact**

**135 Bedford Road  
Armonk, NY 10504**

### **TONY DICAMILLO**

Executive Vice President

Scalzo Commercial & New Developments

(917) 787-9571 | nyctrealtygroup@gmail.com