



350 Lexington Avenue

Mount Kisco, New York

Property Features

- » 8982 +/- SF Available on Main Level and 4,625 SF on Lower Level
- » Can Be Divided
- » Parking for 100 Cars
- » Great Location for Retail, Medical & Personal Service
- » Daily Traffic Count 10,770 Cars

Demographics	3 Mile	5 Mile	10 Mile
» Population	24,659	61,090	231,077
» Avg HH Income	\$167,979	\$179,742	\$165,247

» Asking Rent - \$30.00 PSF NNN

Contact:

Exclusive Agent:

Pam Bren Goldschmidt

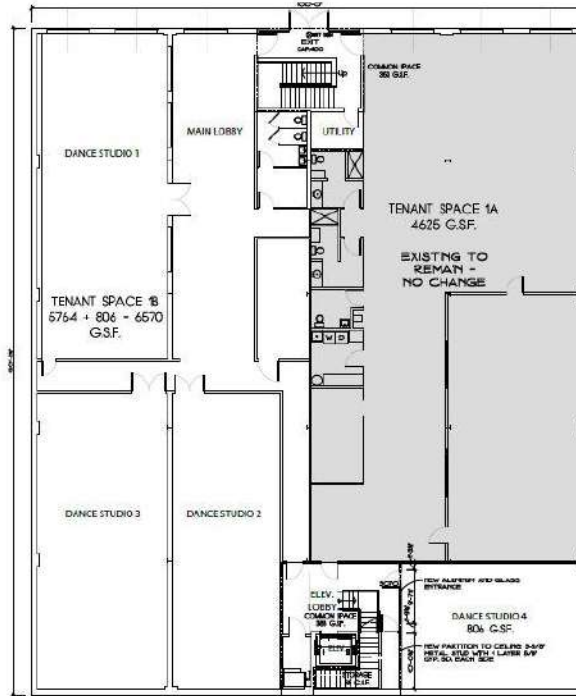
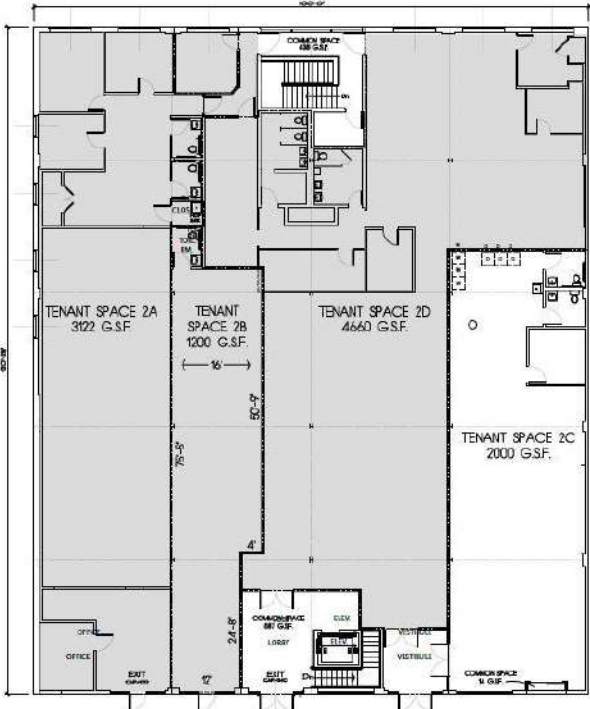
Phone: 914-723-1616

Email: pam@ga-re.com

350 Lexington Avenue



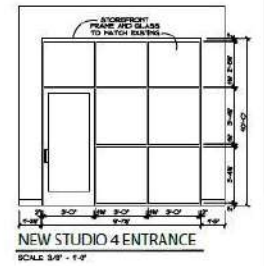
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CODE REQUIREMENTS

Use Group: Tenant Spaces - "E" (Business) [Section 904.1];
 Construction Classification: Noncombustible Unprotected Floor Slab [Table 601];
 Maximum Allowed Height and Area: 3 stories, 8,500 sq. ft. + 20,000 sq. ft. area increase + 200 ft. x 170 ft. New 200, Section 904.2, 905.2, 906.2;
 Building Height and Floor Area: Average Height = 24'-0" 3 stories Area:
 Tenant Space 1A - 4625 sq. ft., Tenant Space 1B - 6570 sq. ft., Tenant Space 2A - 3122 sq. ft., Tenant Space 2B - 1200 sq. ft., Tenant Space 2C - 2000 sq. ft., Tenant Space 2D - 4660 sq. ft., Common Areas - 1481 sq. ft., Total building 34,000 sq. ft.;
 Required Fireproofing Details: Exterior Walls - 1 hr. fire and weat., 1 hr. noncombustible [Table 602], Interior Fire Separations - 0 hr. between tenants (compartments) [Section 908.2.2], Fireproofing Penetration - 0 hr., Roof Structure - 0 hr.;
 Occupancy Loads: Tenant Space 1A - 41 (Business), Tenant Space 1B - 45 (Business), Tenant Space 2A - 32 (Business), Tenant Space 2B - 45 (Business) (with storage area), Tenant Space 2C - 34 (Business), Minimum Max. of 100 per 100 sq. ft. of Tenant Space, 2, Total Tenant Space, Tenant Space 1A - 307 maximum > 108 proposed, Tenant Space 1B - 307 maximum > 47 proposed, Tenant Space 2A - 250 maximum > 47 proposed, Tenant Space 2B - 300 maximum > 117 proposed, Tenant Space 2C - 300 maximum > 109 proposed [Table 1018.1].

Note: Drawings meet or exceed requirements of N.F.P.A. 101 Life Safety Code. Exit signs to be internally lit with emergency battery backup. Maintain existing emergency means of egress lighting. Check to have electrical work inspected and certified.



PARKING LEVEL FLOOR PLAN

LOWER FLOOR PLAN

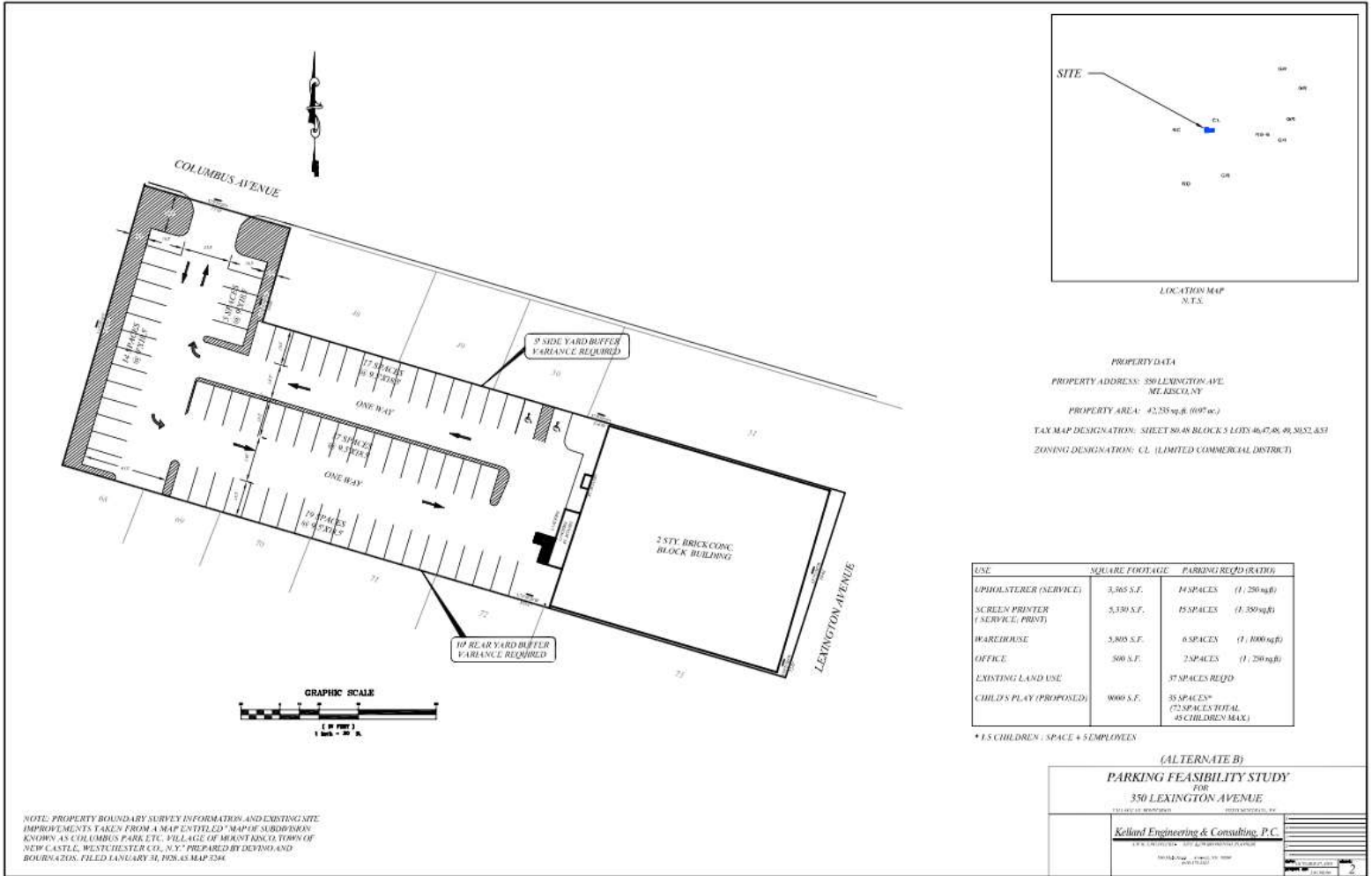


ALTERATION TO
Tenant Spaces
 ARCHITECTURAL PLANNING
 300 LEXINGTON AVENUE
 NEW YORK, NY 10017
NEW TENANT SPACE
 SCALE 1/8" = 1'-0"
 DATE 8/17/15
 REVISIONS 1/22/16, 4/16/16

Miliken Associates
 ARCHITECTURAL PLANNING
 44 Top O'Hill Road
 Westborough, MA 01581
 Tel: 845-963-3030
 Fax: 845-963-3210
 ARCHITECT@MILIKEN-AD.COM

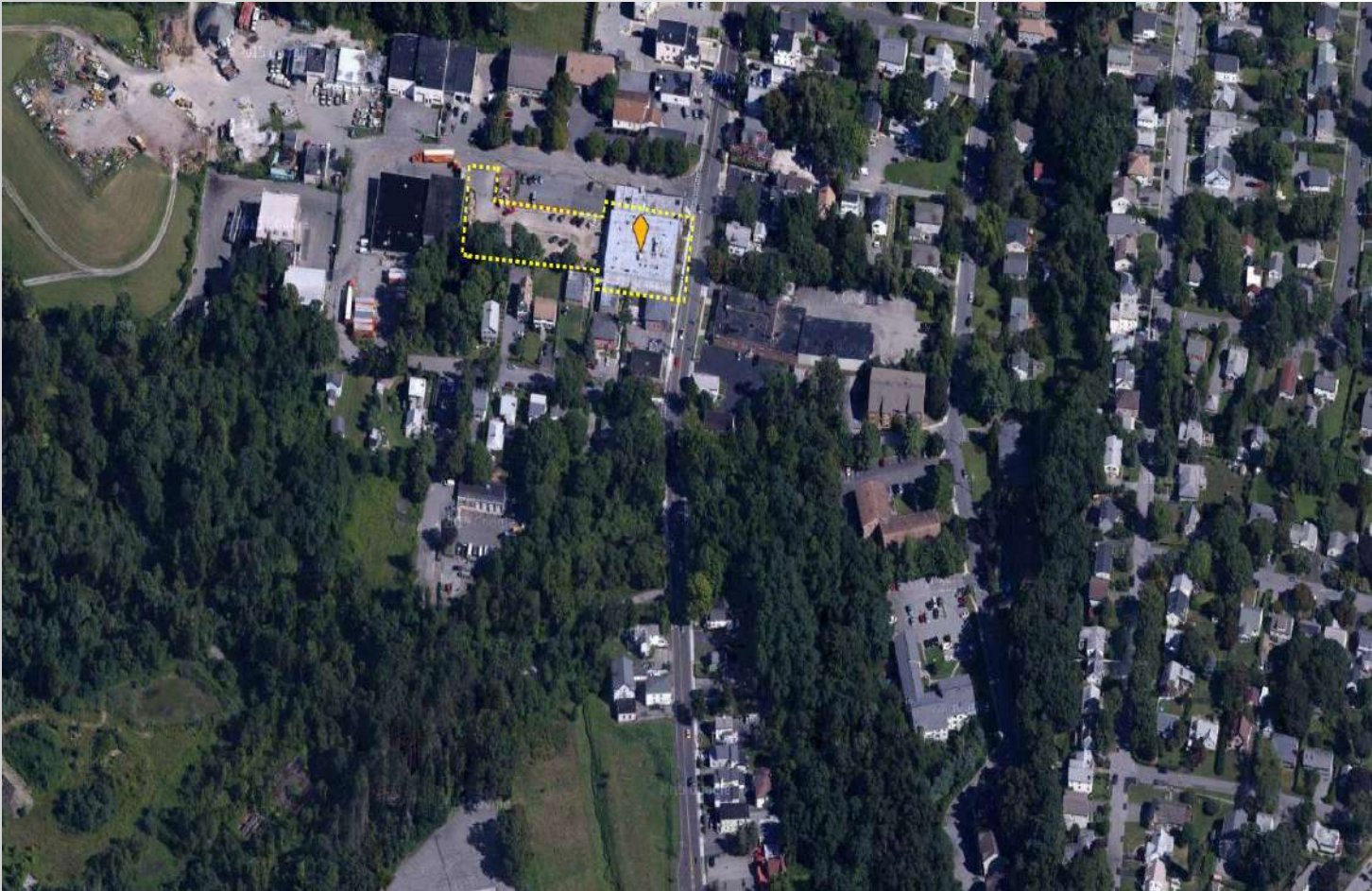
PROJECT NO. CH
A1

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