

BUILT-OUT OFFICE SPACE FOR LEASE

Downtown Bronxville (Westchester County)
44 Pondfield, #12, (aka 116 Kraft Ave) Bronxville, NY 10708

ADMIRAL
REAL ESTATE SERVICES



FEATURES:

- * Professional On-Site Management
- * Incredible Access to Highways & Parkways
- * Directly Across from Metro-North Train
- * 2-Minute Walk to NY-Presbyterian Westchester Hospital (Formerly Lawrence)
- * Vibrant Village Offering Numerous Businesses, Restaurants & Schools; Great Local Community
- * Excellent Co-Tenancy
- * New Private Restroom
- * Retailer Neighbors Include Bronxville Diner, Allstate, ERA Insite Realty, and Many More!
- * Entrances on Both Pondfield Road and Kraft Avenue (Elevator)

Rare 2,000 RSF Office Opportunity
In Historic Downtown Building
Located In Affluent Bronxville, NY
(Westchester County)

CONTACT BROKER
FOR RENTAL RATE



CONTACT OWNER'S
EXCLUSIVE BROKER:

JON GORDON:

[914-779-8200](tel:914-779-8200) x115

jgordon@admiralrealestate.com

BROKERS
PROTECTED

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PROPERTY INFORMATION

District: Downtown Business 1
Location: Kraft Ave b/w Pondfield Rd & Cedar St
Near: Scarsdale, Eastchester, Tuckahoe, Yonkers
Public Transpo: Across from Metro-North & Bus Stop
Parking: Municipal Lot Across Street; Street Parking
Nearby Hospitals: NYP-Westchester, White Plains, St. John's

SPACE INFORMATION

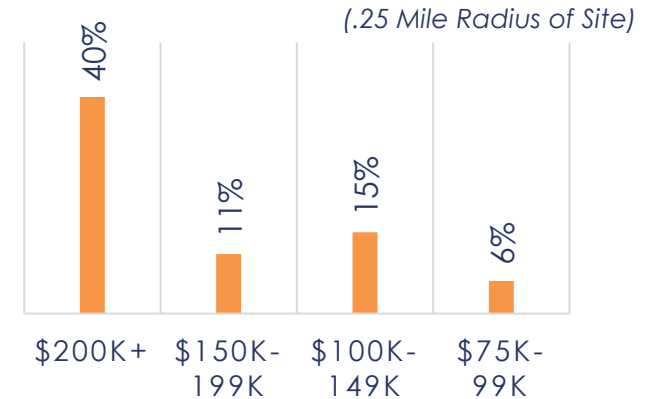
- Size: 2,000 Rentable Square Feet
- NEW PRIVATE RESTROOM
- Heat Included; Other Utilities Directly Metered
- 2nd Floor Office in Historic Building; Former Village Hall
- Rare Elevator Access and Two (2) Stairwells
- Common Area Bathrooms Very Close to Subject Space
- Secured Building and Updated Emergency Lighting
- Located in the Heart of Downtown Bronxville

MAY 2023 MEDIAN
HOME SALES
PRICE

houlihanlawrence.com

\$2.22M

AVG HOUSEHOLD INCOME



DEMOGRAPHICS

By Radius	0.25-Mile	.50-Mile	.75-Mile
Average HH Income	\$244,400	\$215,026	\$206,939
Median HH Income	\$160,195	\$140,592	\$136,150
Population	2,061	7,124	15,177
Total Households	858	3,228	6,206
Disposable Income	\$149,453	\$135,611	\$131,566
Medical Expenses	\$15,271	\$13,697	\$13,019
Avg Net Worth	\$3.4M	\$3.2M	\$2.9M
Net Worth > \$2M	30.0%	28.6%	27.0%



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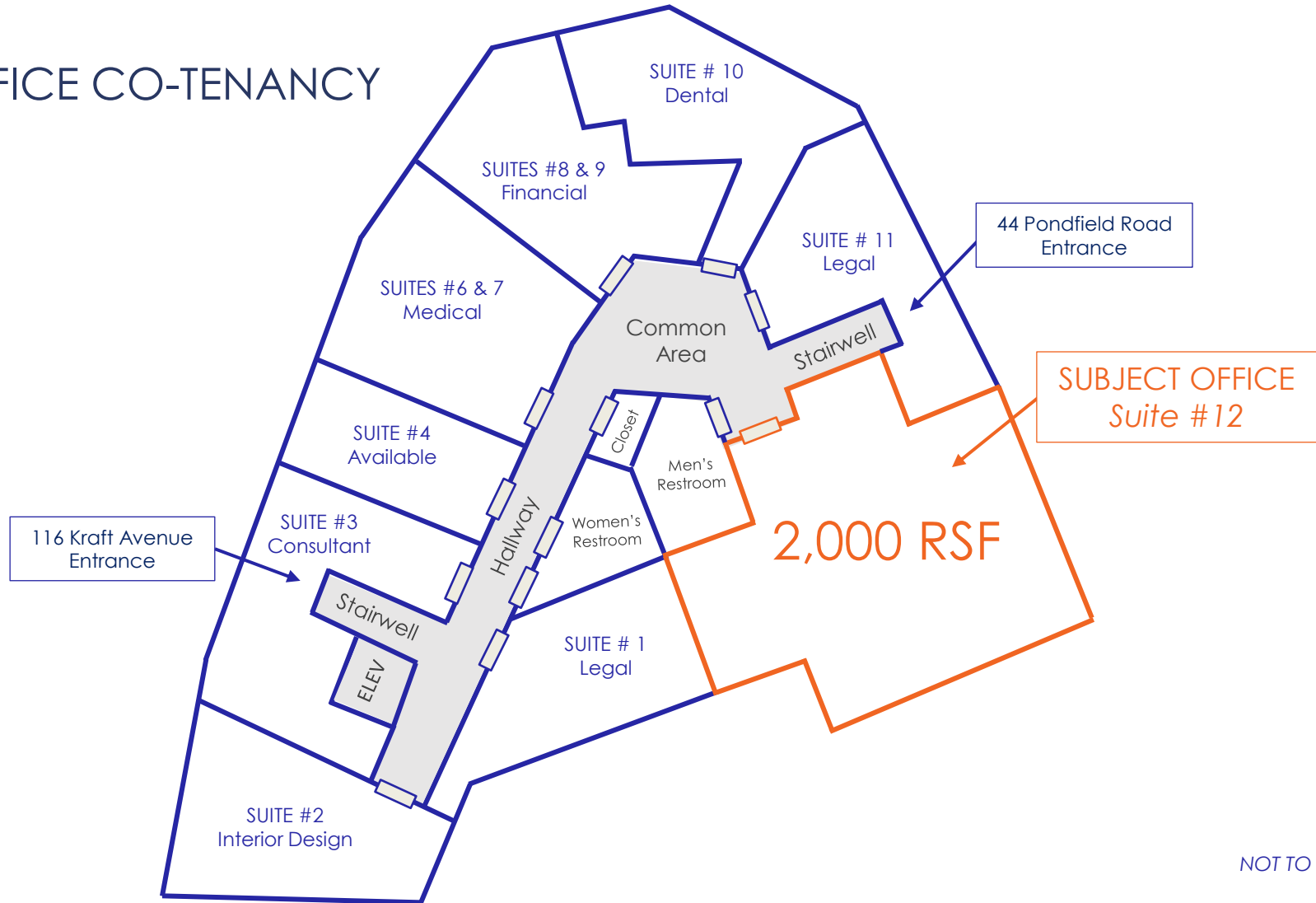
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OFFICE CO-TENANCY



NOT TO SCALE



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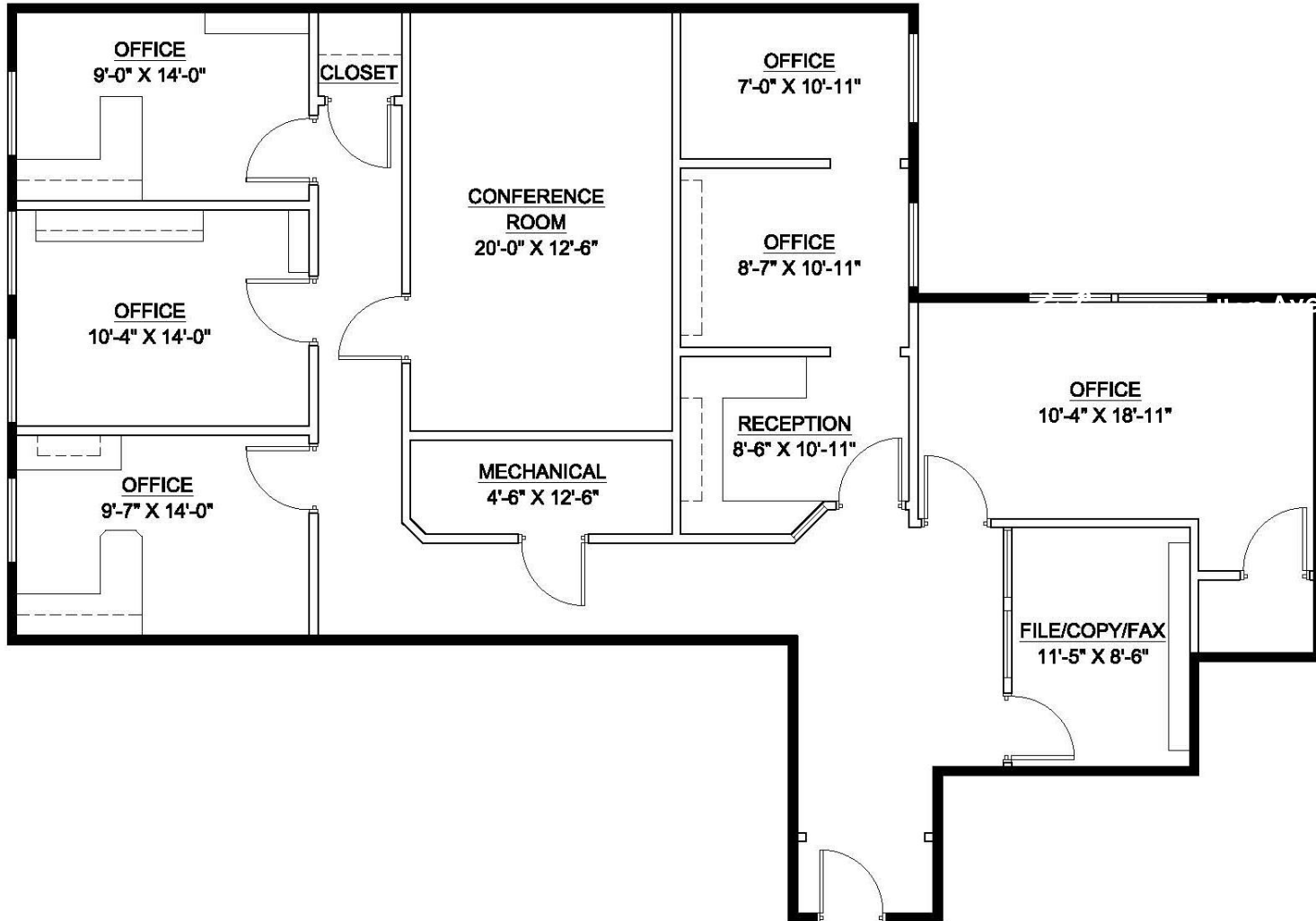
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FLOOR PLAN



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EXTERIOR PHOTOGRAPH

SUITE #12

44 PONDFIELD RD
ENTRANCE



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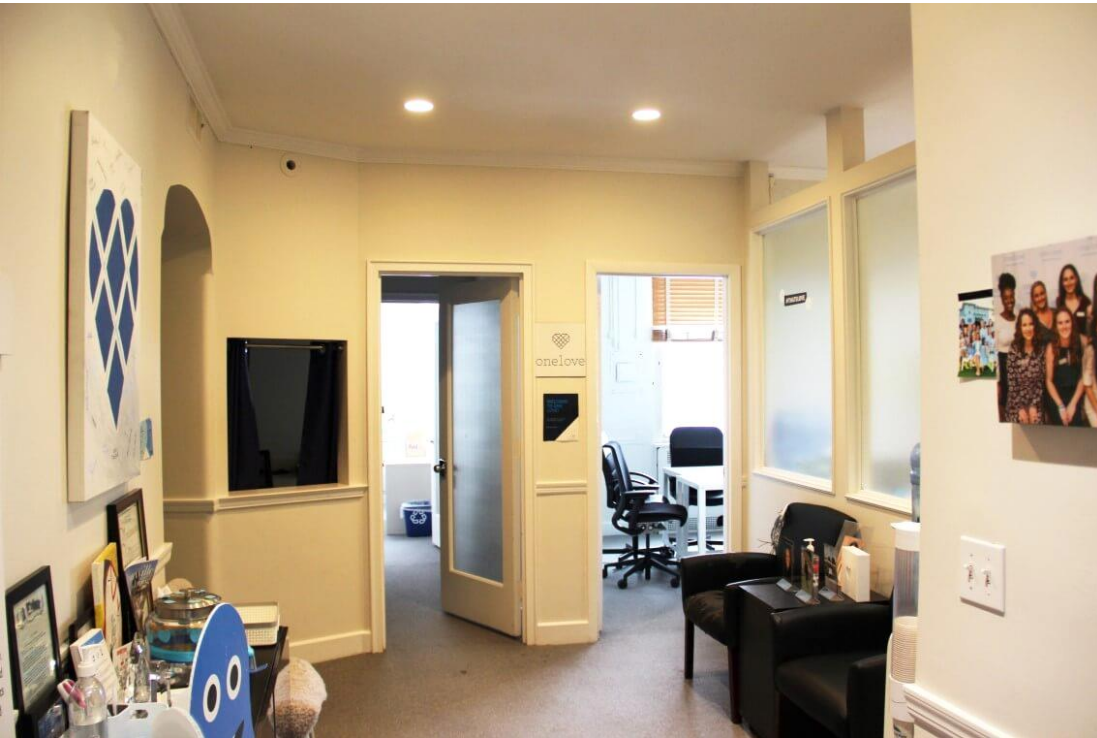
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INTERIOR PHOTOGRAPHS | 1

Subject Office Common Areas



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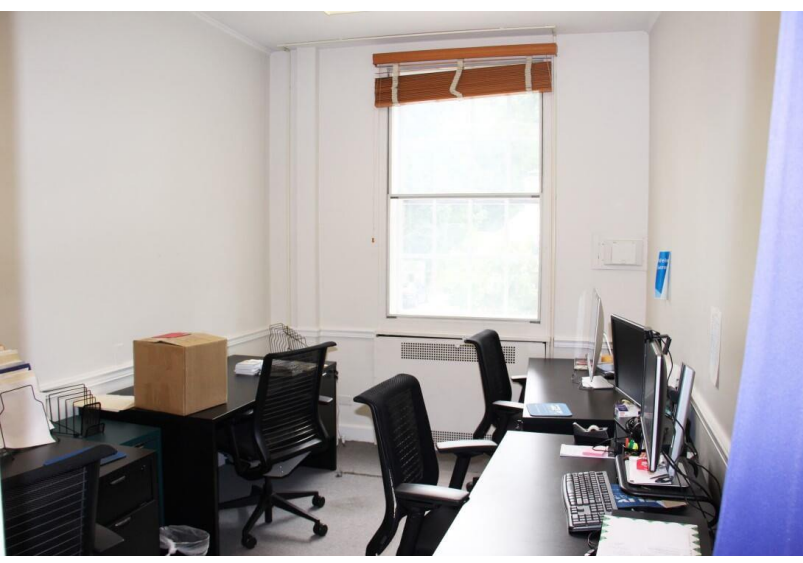
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INTERIOR PHOTOGRAPHS | 2

Conference Room & Offices



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INTERIOR PHOTOGRAPHS | 3

Building Common Areas & Office Entrance



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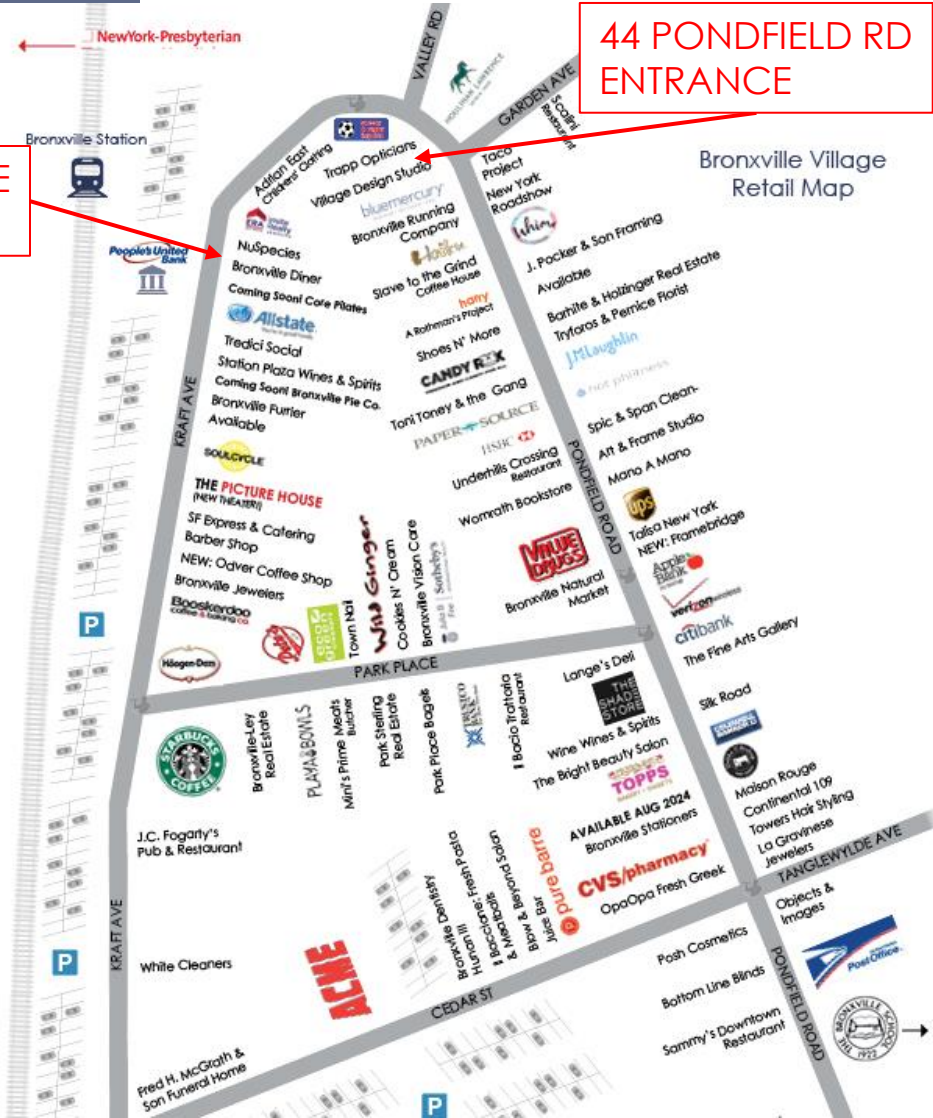
RETAIL MAP & OFFICE ENTRANCES

Downtown Bronxville
Central Business District

Downtown Bronxville features an abundance of nearby upscale restaurants, residential units & shops including:

116 KRAFT AVE
ENTRANCE

44 PONDFIELD RD
ENTRANCE



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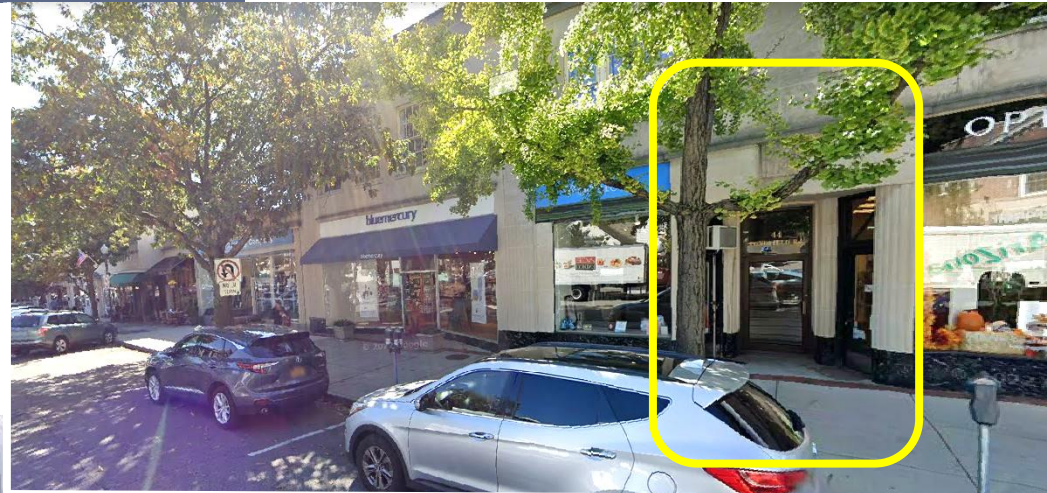
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ENTRANCE

1 of 2

44 Pondfield Road
(Stairwell Access)



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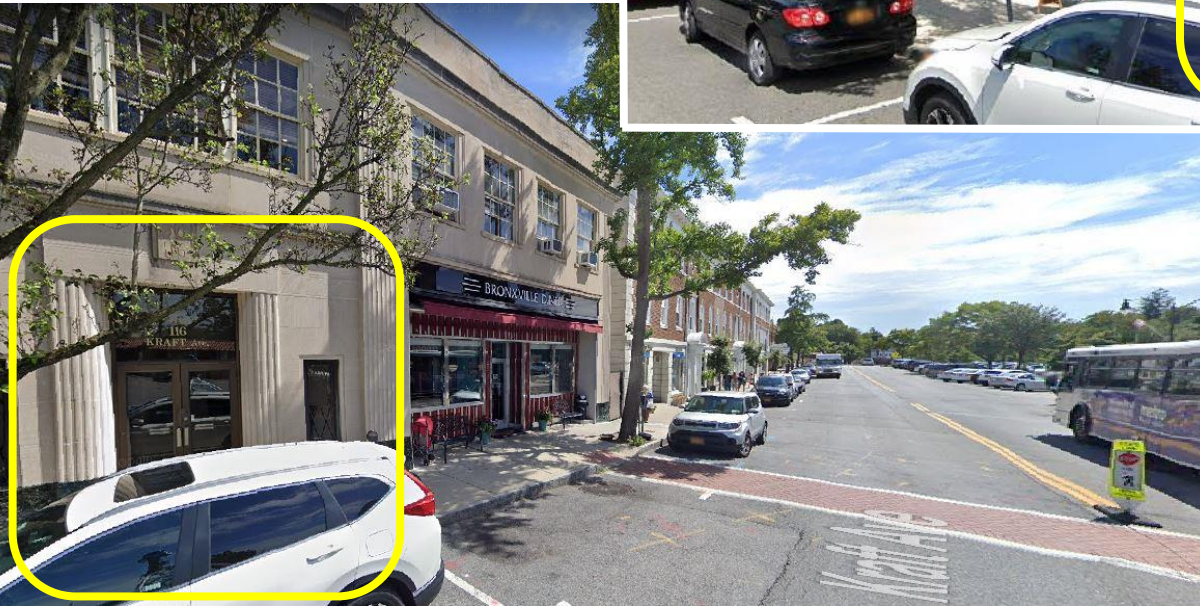
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ENTRANCE 2 of 2

116 Kraft Avenue
*(Elevator & Stairwell
Access)*



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PARKING
AERIAL
Downtown
Bronxville

NewYork-Presbyterian
Westchester Hospital
(formerly Lawrence)



Village of
BRONXVILLE
New York



Entrance at 116 Kraft Avenue
(Elevator & Stairwell Access)



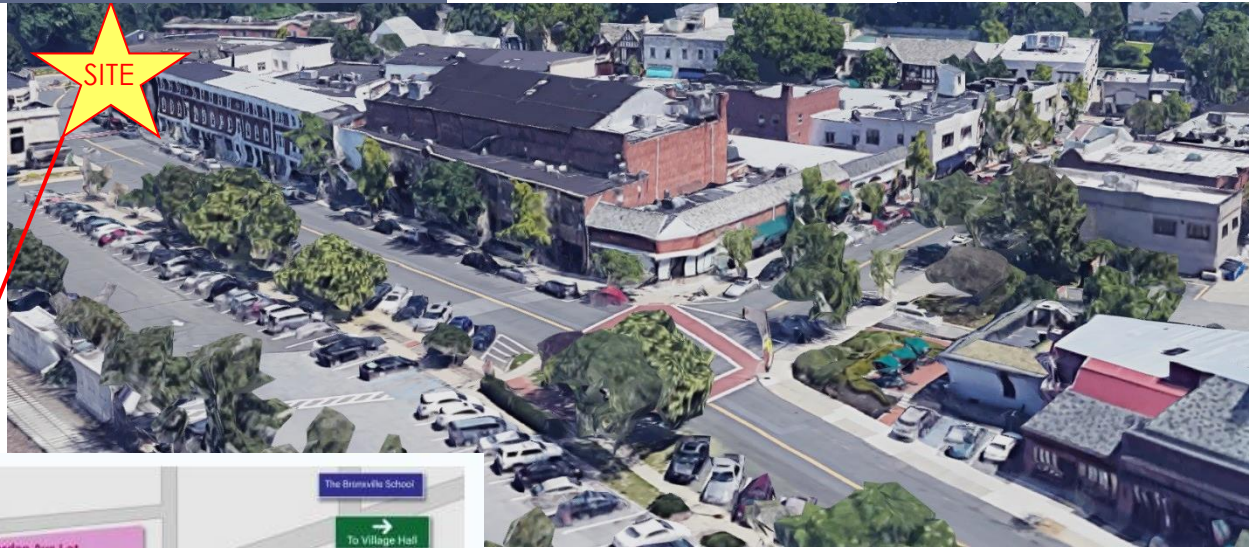
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PARKING MAP

Village of Bronxville



Aerial overlooking Kraft Avenue facing northeast.

Bronxville's Metro-North train station is located directly across the street from the subject space.



Village of Bronxville PARKING MAP

Streets shown: SAGAMORE RD, GARDEN AVE, PONDFIELD RD, KRAFT AVE, PARKWAY RD, PALMER AVE, PAXTON AVE, COBBS ST, STONE PLACE.

Key locations: The Bronxville School, To Village Hall, Kensington Garage, Kraft Ave Lot, Garden Ave Lot, Cedar St Lot, Colodny Lot, Maltby Lot.

Legend

- Parking Lots
- Public Parking (P)
- Merchant Parking (M)
- Resident Parking (R)
- Meter Pay Station (PS)
- Electric Car Charging Station

Parking Meters

Downtown Bronxville has parking meters on most streets for times ranging from 30 minutes - 2 hours. Pay with quarters in the meter, at a Pay Station or by phone with PANGO.

Parking lots & garage have parking from 2-11 hours. Pay with cash, credit card or PANGO.

Download the PANGO app from the app store or go to pango.com

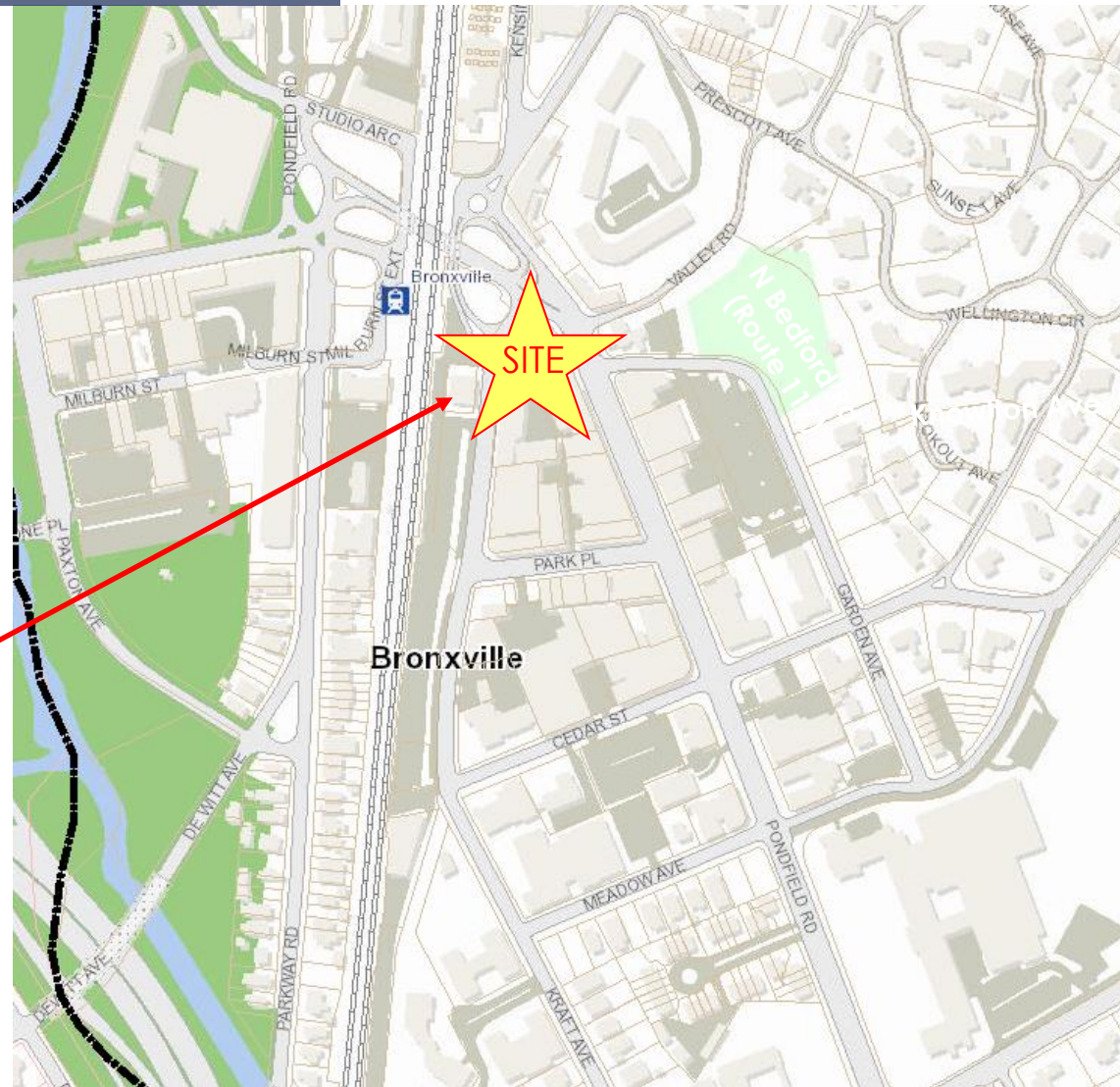
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TAX MAP

S/B/L
4./2/1



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Pondfield Rd (CBD)

ABOUT BRONXVILLE

Concentrated in one square mile, Bronxville is a **uniquely walkable village**. Homes and apartments are within walking distance of town, where shoppers can walk between grocery store, pharmacies, restaurants, boutiques, banks, salons, fitness and dry cleaners all within a couple of blocks.

With its beautiful architecture, Bronxville offers an old-world version of the in-town, transit-oriented living that continues to rise in popularity. The village's schools consistently rank among the best in Westchester County.

Located only 15 miles north of Manhattan, Bronxville is one of the wealthiest suburbs of New York City, with an **average household income of over \$215,000+** within a ½ mile radius. The village's schools consistently rank among the best in Westchester County.



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