

As exclusive leasing agents, we are pleased to offer the following prime space for lease:

# TWO MANOR HOUSE SQUARE AT THE CORNER OF NORTH BROADWAY



FOR MORE INFORMATION CONTACT

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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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# TWO MANOR HOUSE SQUARE

## AT THE CORNER OF NORTH BROADWAY

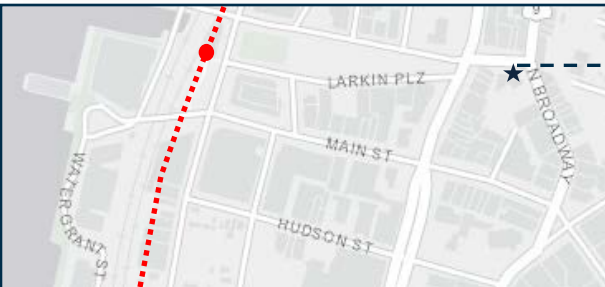


Lee & Associates Westchester/ Bronx is pleased to present the offering of Two Manor House Square. The subject property is currently being repositioned into mixed use retail and luxury residential located at the corner of North Broadway and Manor House Square in Yonkers, New York. The property overlooks and is adjacent to the new Mill Street "Daylighting" project of the Saw Mill River which opens up foot traffic and creates a park setting directly behind the buildings. Renderings for the proposed redevelopment include: Two Manor House Square and North Broadway retail spaces, along with 35 apartment units.



### HIGHLIGHTS

- 4,308(±) square feet of retail space
- Possession: 4<sup>th</sup> Qtr. 2019
- 35 luxury residential units on-site
- 3 minute walk to/from Yonkers Metro North Station
- 1,600(±) new and under-construction residential units
- 2,500(±) planned and approved residential units in the pipeline
- 2,000(±) employees & visitors (daily volume) within iPark Hudson, a 24-acre technology and office campus.



**TWO MANOR HOUSE SQUARE**  
METRO NORTH

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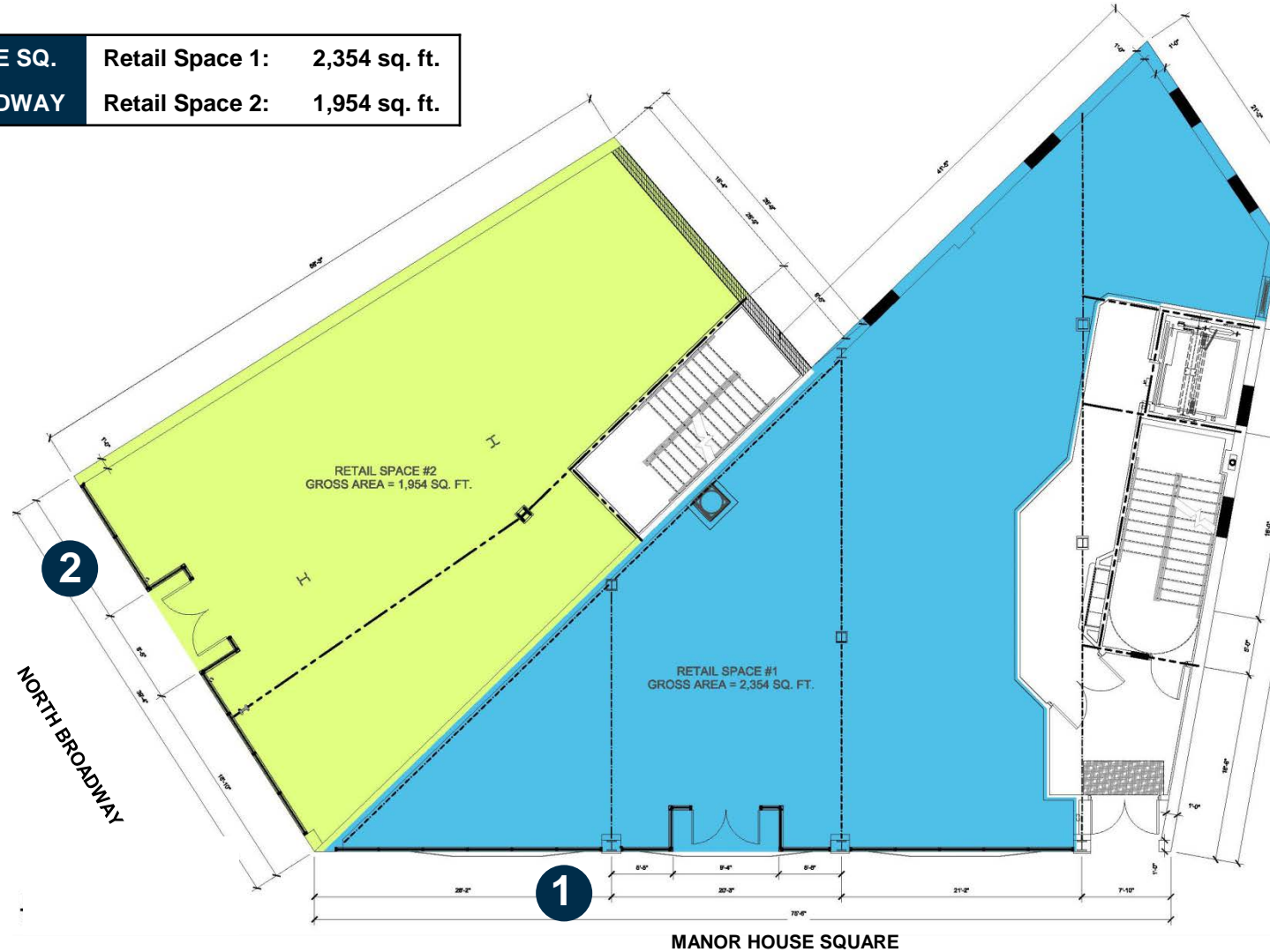
# TWO MANOR HOUSE SQUARE

## AT THE CORNER OF NORTH BROADWAY



**2 MANOR HOUSE SQ.**  
**41 NORTH BROADWAY**

**Retail Space 1: 2,354 sq. ft.**  
**Retail Space 2: 1,954 sq. ft.**



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