Class A Medical Office | **32,247 SF** | **100% Leased**

115 Main Street

Tuckahoe, New York

Cushman & Wakefield, as exclusive advisor, is pleased to offer for sale the 100% fee interest in 115 Main Street, a premier Class A medical office building located in the heart of downtown Tuckahoe, New York.

Purpose-built in 2008 to accommodate the specialized needs of medical tenants, 115 Main Street has consistently demonstrated exceptional leasing performance and tenant retention. The 32,427 SF property is currently 100% leased to a diverse mix of 11 high-quality medical tenants, anchored by Mid Rockland Imaging and Village Pediatrics.

The property's enduring appeal is driven by its modern infrastructure, abundant structured parking (130 spaces, over 4.0/1,000 SF, plus additional street parking), and prime location within one of Westchester County's most affluent and accessible communities. Long-term lease and renewal commitments, reflected in a 5.4-year WALT and just 12% of space expiring before 2029, have driven stable cash flow and minimal lease rollover. This stable tenancy has generated consistent cash flow with minimal lease rollover.

Strategically positioned just steps from the Tuckahoe Metro-North Station, the property offers direct 35-minute train access to Grand Central Terminal, while also benefiting from proximity to major roadways including the Bronx River Parkway, Hutchinson River Parkway, and Cross County Parkway. The surrounding neighborhood continues to thrive with new residential developments, upscale retail, and dining amenities, further enhancing the property's long-term value proposition.

In addition to its strong fundamentals, 115 Main Street benefits from the continued growth of the healthcare sector, particularly in suburban markets where demand for accessible, high-quality medical services remains robust. The building's design flexibility and infrastructure make it well-suited for a wide range of medical specialties, ensuring long-term tenant adaptability. Furthermore, the property's institutional-quality construction and low capital expenditure profile make it an ideal fit for core and core-plus investors seeking durable income streams. With limited comparable supply in the immediate area, 115 Main Street is uniquely positioned to capture future rental growth and maintain its status as a best-in-class medical office destination.

115 Main Street

Tuckahoe, New York

Investment Sales Team

Al Mirin
(203) 326 5822
al.mirin@cushwake.com

Kate Schwartz
(203) 326 5804
kate.schwartz@cushwake.com

Matthew Torrance
(203) 326 5838
matthew.torrance@cushwake.com

Leasing Advisory

Matthew Lisk
(914) 305 9303
matthew.lisk@cushwake.com

Debt Advisory

Brad Domenico
(908) 433 7476
brad.domenico@cushwake.com

Brian Anderson
(732) 616 0908
brian.anderson@cushwake.com

CUSHMAN & WAKEFIELD

107 Elm Street, 8th Floor
Stamford, CT 06902
www.cwinvestmentpropertiesgroup.com

Purpose-Built Medical Office	Stable Tenancy & Cash Flow	Strategic & Highly Accessible Location	Limited Competing Supply in a High-Performing Submarket	Surging Medical Office Fundamentals