

## Entire Building or Full Floor Office Space For Lease or Sale



### 42 Oak Ave. Tuckahoe, NY

This 11,000 Square Foot three story elevator office building is available for lease in its entirety or for full floor occupancy. Originally built to house a prominent local bank, the building has an impressive ground floor with overlooking mezzanine. First floor ceilings are 20' high with floor to ceiling windows. The upper two floors are built out as modern office spaces. Walk to train.

#### Listing Details

**Category:** Office space  
**Total SF:** 11,000 Square Feet  
**Available SF:** 3,500 – 11,000 SF Available  
**Cost per SF:** \$22.00 psf for 1<sup>st</sup> floor  
\$18.00 psf for upper floors  
**Sale Price:** \$3,400,000 negotiable  
**Term Length:** 5-10 years  
**Parking:** 6 spaces plus municipal  
**Physical Address:**  
42 Oak Avenue  
Tuckahoe, New York 10707

#### Building Amenities:

- Full floor units with direct elevator access
- Entire building available for single tenant use
- Outdoor patio off mezzanine level

#### Area Amenities:

- 50 yards from the Tuckahoe Metro North Train Station
- Walking distance to shops and restaurants
- Only a few miles from the Bronx River Parkway, I-87 and the Sprain Brook Parkway

**For more information on this property, please contact: Richard Leroy, Brian Soss, & Todd Glazer**

FOR ADDITIONAL PROPERTIES, GO TO [www.delphicommercial.com](http://www.delphicommercial.com)

(t) 914-631-3131 | (f) 914-631-6533 | (e) info@delphicommercial.com