

HAS LEASED THREE SPACES TOTALING 14,130 S/F NSC invests \$4 million into Westchester Medical Pavilion



Westchester Medical Pavilion, White Plains

WHITEPLAINS, NY North Street Community LLC (NSC) has opened the Westchester Medical Pavilion, a new 72,000 s/f medical office complex located at 311 North St. off I-287.

The Westchester Medical Pavilion is designed and constructed for medical office use with an advanced infrastructure to support the needs of medical users. It offers a range of features and amenities designed for medical users in a 23-acre campus.

NSC is investing \$4 million in enhancements and upgrades to the four-story building which can accommodate a range of medical use requirements. 40% of the building is already occupied by medical related tenants.

While renovations plans move ahead, the new facility has already been generating solid interest with new tenants. Three leases totaling 14,130 s/f have been signed by the following tenants:

- Hospice & Palliative Care of Westchester, a not-for profit home hospice care provider, is leasing 7,364 s/f on the second floor for its corporate headquarters.

- Edna L. Roker Social Adult Day Care Center, Inc., a senior day care

program, is leasing 5,490 s/f in the main level. The Roker Center provides individualized programming based on each individual's current cognitive and physical ability.

- Urogynecology and Advanced Pelvic Surgery P.C., a GYN specialist for women's health, is leasing 1,276 s/f.

The building has also undergone major upgrades to its infrastructure including a new roof, new water mains and all new life safety systems. The Westchester Medical Pavilion features an extensive use of "green" building and energy-saving technologies including an all new HVAC system with automated building management capability, double pane thermal windows and energy-efficient lighting.

Dennis Noskin Architects is the architect for the project. Rakow Commercial Realty Group is the exclusive leasing agent for the Westchester Medical Pavilion.

The Westchester Medical Pavilion is the first phase of a multi-phase development by NSC to create a new age-restricted residential and healthcare community on this 23-acre site. NSC has future plans to build 335 independent condos for those 60 and older.