

Westchester Medical Pavilion debuts on 23-acre campus

To meet the growing demand for high-quality medical office space in the region, North Street Community LLC (NSC) has announced the opening of the Westchester Medical Pavilion, a new 72,000 s/f state-of-the-art medical office complex located at 311 North Street just off I-287 in White Plains.

The Westchester Medical Pavilion is specifically designed and constructed for medical office use with an advanced infrastructure to support the unique needs of medical users. It offers a full range of features and amenities designed specifically for medical users in a 23-acre beautifully landscaped campus setting that's only minutes from downtown White Plains.

NSC is investing more than \$4 million in enhancements and upgrades to the four-story building which can accommodate a wide range of medical use requirements. Approximately 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 recently 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 lobby and entrance to the building have been re-designed and landscape architecture designed by Marie Drews-D'Angelo of MDD Landscape Design. Other improvements include the upgrade of all elevator cabs, new carpeting; new suite/tenant entry doors; energy efficient lighting; new windows throughout the building; and flat panel televisions in every suite's waiting room broadcasting a closed-circuit medical TV network.

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.

The Westchester Medical Pavilion is located minutes from downtown White Plains right off I-287. It is also near some of the county's largest medical institutions, including White Plains Hospital Center and Westchester Medical Center.

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

"The Westchester Medical Pavilion establishes a new standard of excellence in state-of-the-art medical office space in Westchester County. With its central location and access to major medical institutions, the

Westchester Medical Pavilion will become the new hub for medical practices in Westchester. We are extremely encouraged by the initial interest in this project as evidenced by our recent leasing activity," said Alfred Caiola, a principal in NSC.

The Westchester Medical Pavilion is the first phase of a multi-phase development by NSC to create a new age-restricted, state-of-the-art residential and health-care community on this 23-acre site. NSC has future plans to build 335 independent condominiums for those 60 and older. The campus will be extensively landscaped with an open corridor along the North Street frontage. Environmentally friendly "green" technologies will be used in the construction of the new buildings.