

Medical offices open at St. Agnes site

BY JOHN GOLDEN

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North Street Community L.L.C. has opened a 72,000-square-foot medical office complex at 311 North St. on the grounds of the former St. Agnes Hospital in White Plains.

Development partners are investing more than \$4 million to upgrade the four-story, 30-year-old hospital building renamed the Westchester Medical Pavilion. The partners paid \$21.4 million for the 23-acre property at a state-run auction in 2004.

While renovations continue, approximately 40 percent of the building is already occupied by tenants. Leases totaling 14,130 square feet recently were signed by:

-- Hospice & Palliative Care of Westchester, a nonprofit home hospice care provider, leasing 7,364 square feet for corporate headquarters.

-- Edna L. Roker Social Adult Day Center Inc., a senior day care program, leasing 5,490 square feet.

-- Urogynecology and Advanced Pelvic Surgery P.C., a specialist for women's health, leasing 1,276 square feet.

Renovations include a glass-canopied entrance walkway, outdoor seating and café tables, a "water wall" fountain, flowering trees set amid stone walls and landscape architecture designed by Marie Drews-D'Angelo of MDD Landscape Design. The project architect is Dennis Noskin Architects of Tarrytown.

The Westchester Medical Pavilion features an extensive use of "green" building and energy-saving technologies.

Rakow Commercial Realty Group is the exclusive leasing agent for the medi-

cal building.

"The Westchester Medical Pavilion establishes a new standard of excellence in state-of-the-art medical office space in Westchester County," said Alfred Caiola, a principal in North Street Community L.L.C. (NSC). "We are extremely encouraged by the initial interest in this project as evidenced by our recent leasing activity."

The medical center is the first phase of a residential and health care community development planned for the former hospital property. NSC plans to build 335 independent condominiums there for persons 60 and older.



The new Westchester Medical Pavilion at 311 North St. in White Plains.