



ARTIST RENDERING

SAWYER PLACE | YONKERS, NY

16,233 SF AVAILABLE (DIV.)

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SAWYER PLACE

16,233 SF

Lee & Associates is the exclusive agent for 16,233 SF of prime new retail space in Downtown Yonkers. Sawyer Place is a mixed-use project by RXR Realty that is just steps from the Yonkers Metro North Train Station and features 439 luxury rental units in two landmark towers, with an expansive parking/retail/amenity building uniting the property. The project is under construction, with completion phased in Q4 '18 and Q2 '19. So far, 32,301 SF have been leased.

The project consists of three interconnected buildings totaling 358,000 square feet of Gross Building Area:

- Building A is a 25-story residential building containing 269 units and targeted towards affluent, empty nesters due to its upscale market finishes, larger two-and three-bedroom apartments and higher price point. Leasing commenced in December, 2018.
- Building B is a two-story building with 18,800 square feet of available retail overlooking the “daylighted” section of the Saw Mill River and newly created Van Der Donck Park.
- Building C is a 17-story residential building containing 170 units and targeted towards millennials and young professionals due to its trendy, design-oriented finishes, larger studio and one-bedroom apartments and lower price point. Building delivered in Q4'18



ABOUT THE DEVELOPER

RXR is one of the largest owners, developers and operators of real estate in the New York City Metropolitan Area. The company manages 69 commercial real estate properties and investments with an aggregate gross asset value of approximately \$18.1 billion, comprising approximately 24.6 million square feet of commercial properties, as well as a multi-family residential portfolio of over 6,000 units in various stages of development or active operations across the New York Metropolitan area.

www.rxrrealty.com



POSSESSION

Q4 2018 & Q2 2019

LEASE TYPE

DIRECT

HIGHLIGHTS

- **16,233 SF (divisible) of newly constructed available retail space at the base of two luxury residential towers**
- **439 residential units on-site**
- **2 minute walk to/from the Yonkers Metro North train station**
- **2,000 employees and visitors (daily volume) within iPark Hudson, a 24-acre technology and office campus located directly across the street**
- **1,600 (+/-) new and under-construction residential units**
- **2,500 (+/-) planned/approved residential units in the pipeline**

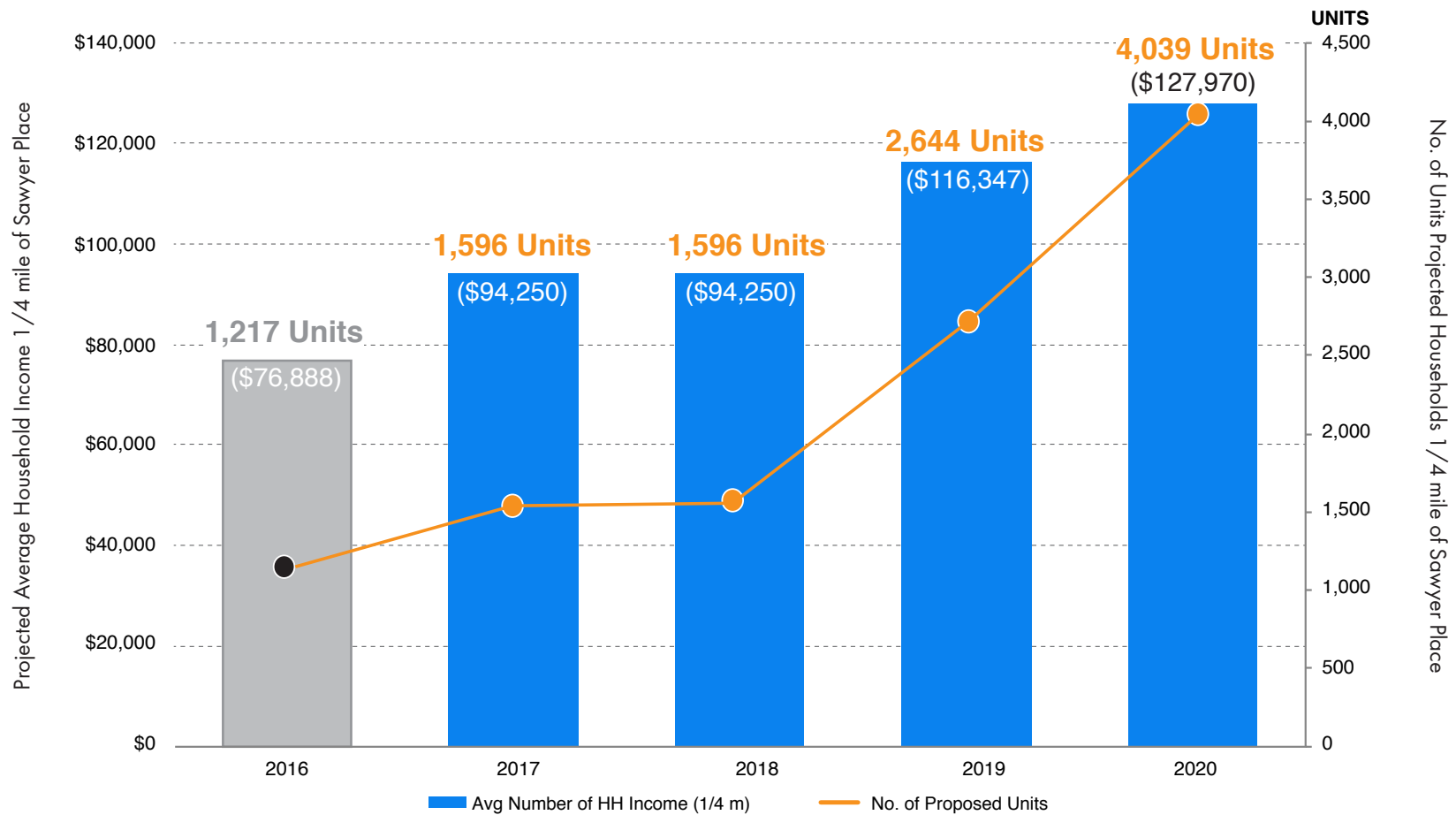


DOWNTOWN YONKERS NEW DEVELOPMENT



PROJECTED RESIDENTIAL OCCUPANCY & HOUSEHOLD INCOME

1/4 MILE OF SAWYER PLACE



Projected household income is based on the latest available average household income data (US Census Bureau) and the assumption that each new residential household will have an annual income of \$150,000.00

FLOOR PLAN

1ST LEVEL MAIN STREET &
MEZZANINE LEVEL SAWYER PLACE

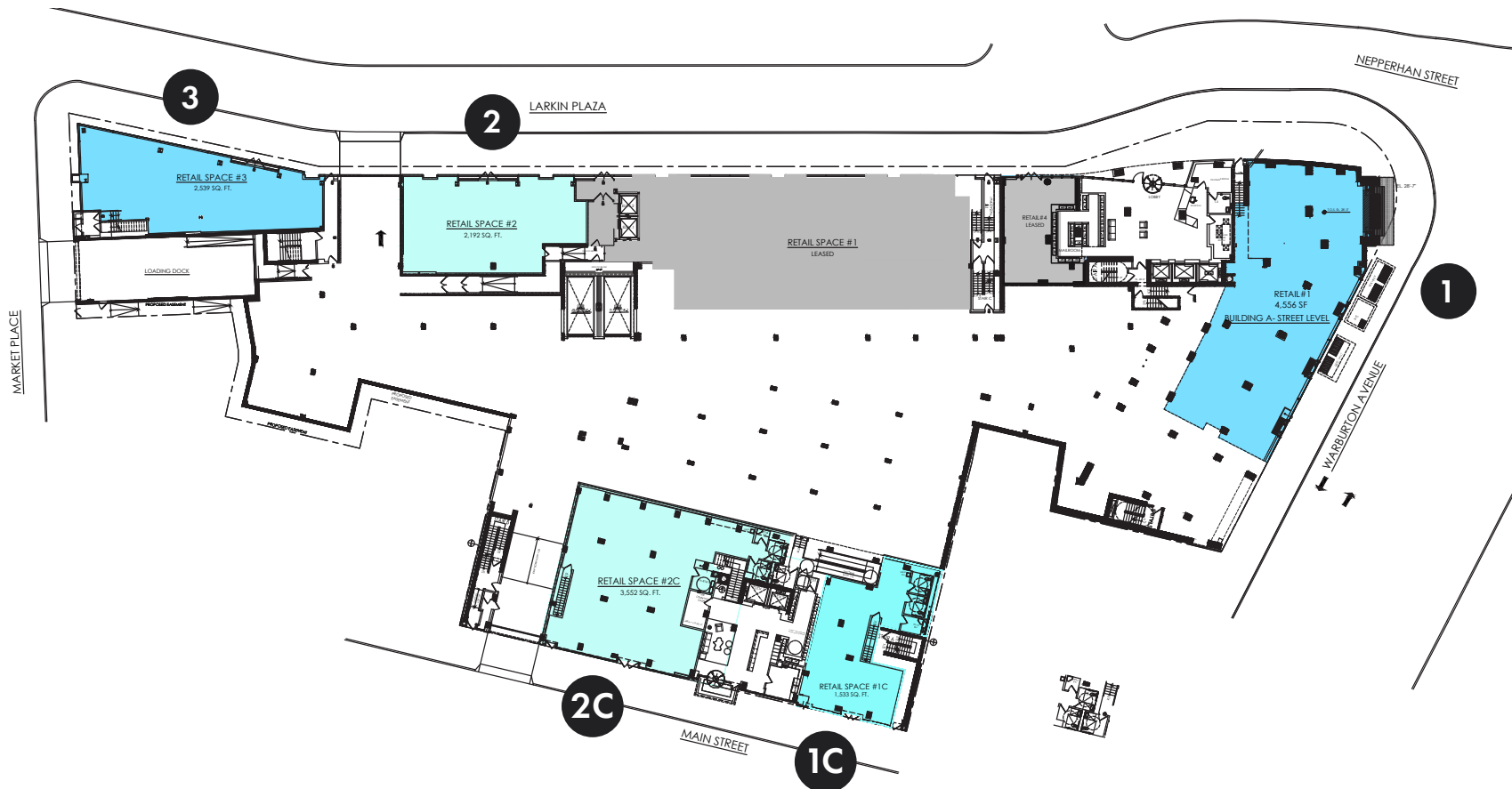
Retail Space 1C - 1,533 sq. ft.
Retail Space 2C - 3,552 sq. ft.

GRADE LEVEL SAWYER PLACE
RETAIL SPACE

Retail Space 2 - 2,192 sq. ft.
Retail Space 3 - 2,539 sq. ft.

UPPER LEVEL SAWYER PLACE
RETAIL SPACE

Retail Space 1 - 4,556 sq. ft.



TENANTS IN THE MARKETPLACE

ART GALLERY

No	Tenants	Address
1	Blue Door Art Gallery	13 Riverdale Ave
2	PC4 Artist Space	16 Warburton Ave
3	Riverfront Art Gallery	1 Larkin Center
4	Urban Studio + Unbound	66 Main Street

CLOTHING

No	Tenants	Address
5	Footaction	6 South Broadway
6	Rainbow	27 South Broadway

DISCOUNT

No	Tenants	Address
7	Dollar Tree	7 Main Street

FINANCIAL

No	Tenants	Address
8	Atlantic Bank/ NY Community Bank Corp.	1 Manor House Sq.
9	Bank of America	20 South Broadway
10	Chase	47 South Broadway
11	Chase	92 Main Street
12	Citibank	86 Main Street
13	H&R Block	30 South Broadway
14	HSBC	66 Main Street
15	Key Bank	66 Main Street
16	Liberty Tax Service	98 New Main Street
17	Municipal Credit Union	38 South Broadway

FITNESS

No	Tenants	Address
18	Fitness Factory	66 Main Street

HOME GOODS

No	Tenants	Address
19	Rent-a-Center	53 South Broadway

MEDICAL

No	Tenants	Address
20	New Smile Dental	34 North Broadway

MOBILE

No	Tenants	Address
21	Boost Mobile	3 Palisade Ave
22	Metro PCS	106 Main Street
23	T-Mobile	1 Main Street
24	Verizon Fios	66 Main Street

FOOD

No	Tenants	Address
25	Andiamo	61 Main Street
26	Burger King	53 South Broadway
27	Dolphin Restaurant	1 Van Der Donck
28	Café Hudson	1 Van Der Donck
29	Giovanni's Pizza	25 Main Street
30	Guapo Cocina Mexicana	10 Warburton Ave
31	Khangri Japanese Restaurant	22 Warburton Ave
32	La Bella Havana	35 Main Street
33	La Piñata Bakery	118 New Main Street
34	Le Moulin Eatery & Wine Bar	One Pierpointe Street
35	Nawab Pakistani-Indian Cuisine	2 Hudson St
36	Paxo's Grill & Café	24 Main Street
37	Sam's Wedges & Pizzeria	6 Main Street
38	Singas Pizza	41 Dock Street
39	Kala'an Mul Bar & Grill	38 Main Street
40	Subway	21 Riverdale Ave
41	The Wedge Sandwich Shop	28 Warburton Ave
42	Francey Brady's	62 Main Street
43	Waterfront Café	28 Wells Ave
44	X20 Xaviers on Hudson	71 Water Grant Street
45	Yonkers Brewing Co	92 Main Street
46	Zuppa Restaurant	59 Main Street
47	The Pizza Palace	92 Main Street
48	JB's Nature Market	1 Pierpointe Street,
49	Popeye's	53 S Broadway
50	Dunkin' Donuts	1 Palisade Ave
51	Edible Arrangements	20 Warburton Ave
52	Manor House Café	46 Warburton Ave
69	Mon Amour Coffee	40 Nepperhan Ave

GOVERNMENT/NON-PROFIT

No	Tenants	Address
53	Downtown Yonkers BID	15 Main Street
54	YMCA	17 Riverdale Ave
55	Yonkers Public Library	1 Larkin Center
56	Yonkers Public Schools Administration	1 Larkin Center
57	New York State DMV	1 Larkin Plaza
58	Westchester Community College (WEOC)	26 South Broadway
59	Post Office	81 Main Street

SPECIALTY

No	Tenants	Address
60	Fly Me to the Moon Florist	47 North Broadway
61	Grand Roosevelt Ballroom (catering)	2 Hudson St
62	Rubin Bros Hardware	65 Main Street
63	State Farm	54 Warburton Ave
64	GNC	13 Main Street
65	Designer Optical	1 Palisade Ave

SUPERMARKET

No	Tenants	Address
66	Shoprite Supermarket	25 Prospect St
67	Food Fair	116 New Main Street

iPARK HUDSON OFFICE CAMPUS

No	Tenants	Address
68	Kawasaki Rail Car Inc	28 Wells Avenue
68	City of Yonkers	28 Wells Avenue
68	ContraFect Corporation	28 Wells Avenue
68	Westchester County	28 Wells Avenue
68	Skil Care Corporation	28 Wells Avenue
68	New York State Senate	28 Wells Avenue
68	Interpublic Group	28 Wells Avenue
68	CYBRA	28 Wells Avenue
68	MindSpark	28 Wells Avenue
68	Cluster Inc.	28 Wells Avenue

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